

Preface

The requirements for the assessment of real property for the purposes of property taxation are found in Nebraska law. The Constitution of Nebraska requires that “taxes shall be levied by valuation uniformly and proportionately upon all real property and franchises as defined by the Legislature except as otherwise provided in or permitted by this Constitution.” Neb. Const. art. VIII, sec. 1 (1) (1998). The uniform standard for the assessed value of real property for tax purposes is actual value, which is defined by law as “the market value of real property in the ordinary course of trade.” Neb. Rev. Stat. §77-112 (R.R.S., 2003). The assessment level for all real property, except agricultural land and horticultural land, is one hundred percent of actual value. The assessment level for agricultural land and horticultural land, hereinafter referred to as agricultural land, is seventy-five percent of actual value. Neb. Rev. Stat. §77-201 (1) and (2)(R.S. Supp., 2006). More importantly, for purposes of equalization, similar properties must be assessed at the same proportion of actual value when compared to each other. Achieving the constitutional requirement of proportionality ultimately ensures the balance equity in the imposition of the property tax by local units of government on each parcel of real property.

The assessment process, implemented under the authority of the county assessor, seeks to value similarly classed properties at the same proportion to actual value. This is not a precise mathematical process, but instead depends on the judgment of the county assessor, based on his or her analysis of relevant factors that affect the actual value of real property. Nebraska law provides ranges of acceptable levels of value that must be met to achieve the uniform and proportionate valuation of classes and subclasses of real property in each county. Neb. Rev. Stat. §77-5023 (R.S. Supp., 2006) requires that all classes of real property, except agricultural land, be assessed within the range of ninety-two and one hundred percent of actual value; the class of agricultural land be assessed within the range of sixty-nine to seventy-five percent of actual value; the class of agricultural land receiving special valuation be assessed within the range sixty-nine to seventy-five percent of its special value; and, when the land is disqualified for special value the recapture value be assessed at actual value.

To ensure that the classes of real property are assessed at these required levels of actual value, the Department of Property Assessment and Taxation, hereinafter referred to as the Department, under the direction of the Property Tax Administrator, is annually responsible for analyzing and measuring the assessment performance of each county. This responsibility includes requiring the Property Tax Administrator to prepare statistical and narrative reports for the Tax Equalization and Review Commission, hereinafter referred to as the Commission, and the county assessors. Pursuant to Neb. Rev. Stat. §77-5027 (R.S. Supp., 2005):

(2) ... the Property Tax Administrator shall prepare and deliver to the commission and to each county assessor his or her annual reports and opinions.

(3) The annual reports and opinions of the Property Tax Administrator shall contain statistical and narrative reports informing the commission of the level of value and the quality of assessment of the classes and subclasses of real property within the county and a certification of the opinion of the Property Tax

Administrator regarding the level of value and quality of assessment of the classes and subclasses of real property in the county.

(4) In addition to an opinion of level of value and quality of assessment in the county, the Property Tax Administrator may make nonbinding recommendations for consideration by the commission.

The narrative and statistical reports contained in the Reports and Opinions of the Property Tax Administrator, hereinafter referred to as the R&O, provide a thorough, concise analysis of the assessment process implemented by each county assessor to reach the levels of value and quality of assessment required by Nebraska law. The Property Tax Administrator's opinion of level of value and quality of assessment achieved by each county assessor is a conclusion based upon all the data provided by the county assessor and gathered by the Department regarding the assessment activities during the preceding year. This is done in recognition of the fact that the measurement of assessment compliance, in terms of the concepts of actual value and uniformity and proportionality mandated by Nebraska law, requires both statistical and narrative analysis.

The Department is required by Neb. Rev. Stat. §77-1327 (R. S. Supp., 2005) to develop and maintain a state-wide sales file of all arm's length transactions. From this sales file the Department prepares an assessment sales ratio study in compliance with acceptable mass appraisal standards. The assessment sales ratio study is the primary mass appraisal performance evaluation tool. From the sales file, the Department prepares statistical analysis from a non-randomly selected set of observations, known as sales, from which inferences about the population, known as a class or subclass of real property, may be drawn. The statistical reports contained in the R&O are developed in compliance with standards developed by the International Association of Assessing Officers, hereinafter referred to as the IAAO.

However, just as the valuation of property is sometimes more art than science, a narrative analysis of assessment practices in each county is necessary to give proper context to the statistical inferences from the assessment sales ratio study. There may be instances when the analysis of assessment practices outweighs or limits the reliability of the statistical inferences of central tendency or quality measures. This may require an opinion of the level of value that is not identical to the result of the statistical calculation. The Property Tax Administrator's goal is to provide statistical and narrative analysis of the assessment level and practices to the Commission, providing the Commission with the most complete picture possible of the true level of value and quality of assessment in each county.

The Property Tax Administrator's opinions of level of value and quality of assessment are stated as a single numeric representation for level of value and a simple judgment regarding the quality of assessment practices. Based on the information collected in developing this report the Property Tax Administrator may feel further recommendations must be stated for a county to assist the Commission in determining the level of value and quality of assessment within a county. These opinions are made only after considering all narrative and statistical analysis provided by the county assessor and gathered by the Department. An evaluation of these opinions must only be made after considering all other information provided in the R&O.

Finally, after reviewing all of the information available to the Property Tax Administrator regarding the level and quality of assessment for classes and subclasses of real property in each county, the Property Tax Administrator, pursuant to Neb. Rev. Stat. §77-5027(4) (R.S. Supp., 2005), may make recommendations for adjustments to value for classes and subclasses of property. All of the factors relating to the Property Tax Administrator's determination of level of value and quality of assessment shall be taken into account in the making of such recommendations. Such recommendations are not binding on the Commission.

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2007 Commission Summary

03 Arthur

Residential Real Property - Current

Number of Sales		10	COD	15.22
Total Sales Price	\$	252600	PRD	104.08
Total Adj. Sales Price	\$	252600	COV	18.56
Total Assessed Value	\$	236935	STD	18.12
Avg. Adj. Sales Price	\$	25260.00	Avg. Abs. Dev.	14.88
Avg. Assessed Value	\$	23693.50	Min	69.89
Median		97.72	Max	125.90
Wgt. Mean		93.80	95% Median C.I.	74.92 to 118.84
Mean		97.63	95% Wgt. Mean C.I.	79.71 to 107.89
			95% Mean C.I.	84.67 to 110.59
% of Value of the Class of all Real Property Value in the County				4.04
% of Records Sold in the Study Period				8.26
% of Value Sold in the Study Period				6.79
Average Assessed Value of the Base				28,821

Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
2007	10	97.72	15.22	104.08
2006	5	92.40	21.48	102.61
2005	5	106.87	13.61	95.63
2004	8	103.23	20.68	104.92
2003	5	100	22.75	115.72
2002	5	93	36.87	125.9
2001	6	93	17.53	108.96

2007 Commission Summary

03 Arthur

Commercial Real Property - Current

Number of Sales		3	COD	16.77
Total Sales Price	\$	14750	PRD	108.85
Total Adj. Sales Price	\$	14750	COV	24.15
Total Assessed Value	\$	13650	STD	24.33
Avg. Adj. Sales Price	\$	4916.67	Avg. Abs. Dev.	15.58
Avg. Assessed Value	\$	4550.00	Min	81.25
Median		92.94	Max	128.00
Wgt. Mean		92.54	95% Median C.I.	J/A
Mean		100.73	95% Wgt. Mean C.I.	J/A
			95% Mean C.I.	40.29 to 161.17
% of Value of the Class of all Real Property Value in the County				5.2
% of Records Sold in the Study Period				8.11
% of Value Sold in the Study Period				0.3
Average Assessed Value of the Base				121,506

Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
2007	3	92.94	16.77	108.85
2006	6	97.27	20.00	106.87
2005	5	80.00	23.50	104.51
2004	4	94.30	23.98	98.53
2003	2	141	22.59	90.54
2002	1	172	0	100
2001	6	109	26.89	84.71

2007 Commission Summary

03 Arthur

Agricultural Land - Current

Number of Sales	6	COD	9.64
Total Sales Price	\$ 1412768	PRD	101.38
Total Adj. Sales Price	\$ 1412768	COV	13.36
Total Assessed Value	\$ 1036680	STD	9.94
Avg. Adj. Sales Price	\$ 235461.33	Avg. Abs. Dev.	6.78
Avg. Assessed Value	\$ 172780.00	Min	66.51
Median	70.36	Max	92.71
Wgt. Mean	73.38	95% Median C.I.	66.51 to 92.71
Mean	74.39	95% Wgt. Mean C.I.	62.42 to 84.34
		95% Mean C.I.	63.96 to 84.82
% of Value of the Class of all Real Property Value in the County			90.84
% of Records Sold in the Study Period			0.65
% of Value Sold in the Study Period			22.01
Average Assessed Value of the Base			85,242

Agricultural Land - History

Year	Number of Sales	Median	COD	PRD
2007	6	70.36	9.64	101.38
2006	12	75.63	18.59	106.41
2005	9	74.80	20.03	92.17
2004	13	74.62	16.33	97.38
2003	9	77	7.32	103.67
2002	10	77	10.82	111.42
2001	8	75	10.26	111.13

2007 Opinions of the Property Tax Administrator for Arthur County

My opinions and recommendations are stated as a conclusion based on all of the factors known to me about the assessment practices and statistical analysis for this county. See, Neb. Rev. Stat. §77-5027 (R. S. Supp., 2005). While I rely primarily on the median assessment sales ratio from the Qualified Statistical Reports for each class of real property, my opinion of level of value for a class of real property may be determined from other evidence contained in the RO. Although my primary resource regarding quality of assessment are the performance standards issued by the IAAO, my opinion of quality of assessment for a class of real property may be influenced by the assessment practices of the county assessor.

Residential Real Property

It is my opinion that the level of value of the class of residential real property in Arthur County is 98% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Arthur County is in compliance with generally accepted mass appraisal practices.

Commercial Real Property

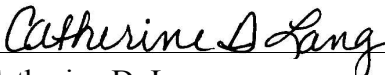
It is my opinion that the level of value of the class of commercial real property in Arthur County is 93% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Arthur County is in compliance with generally accepted mass appraisal practices.

Agricultural Land

It is my opinion that the level of value of the class of agricultural land in Arthur County is 70% of actual value. It is my opinion that the quality of assessment for the class of agricultural land in Arthur County is in compliance with generally accepted mass appraisal practices.

Dated this 9th day of April, 2007.





Catherine D. Lang
Property Tax Administrator

**2007 Correlation Section
for Arthur County**

Residential Real Property

I. Correlation

RESIDENTIAL: The three measures of central tendency are within the acceptable parameters in the small sample size for residential property in Arthur County. No overall changes were made with the exception of annual pickup work for the 2007 assessment year. Based on the statistical information contained in this report and no other information available, it is believed that Arthur County has attained the level of value and has uniform and proportionate assessment practices.

**2007 Correlation Section
for Arthur County**

II. Analysis of Percentage of Sales Used

This section documents the utilization of total sales compared to qualified sales in the sales file. Neb. Rev. Stat. §77-1327 (R. S. Supp., 2005) provides that all sales are deemed to be arm's length transactions unless determined to be otherwise under professionally accepted mass appraisal techniques. The county assessor is responsible for the qualification of the sales included in the residential sales file. The Department periodically reviews the procedures utilized by the county assessor to qualify/disqualify sales.

The Standard on Ratio Studies, International Association of Assessing Officials, (1999), indicates that low levels of sale utilization may indicate excessive trimming by the county assessor. Excessive trimming, the arbitrary exclusion or adjustment of arm's length transactions, may indicate an attempt to inappropriately exclude arm's length transactions to create the appearance of a higher level of value and quality of assessment. The sales file, in a case of excess trimming, will fail to properly represent the level of value and quality of assessment of the population of residential real property.

	Total Sales	Qualified Sales	Percent Used
2007	14	10	71.43
2006	7	5	71.43
2005	8	5	62.5
2004	15	8	53.33
2003	14	5	35.71
2002	11	5	45.45
2001	13	6	46.15

RESIDENTIAL: While the total number of residential sales has increased for 2007, likewise the qualified number of sales has also. The results show that the Arthur County Assessor utilizes a high portion of the available sales to represent the residential property class and has not excessively trimmed the sample.

**2007 Correlation Section
for Arthur County**

III. Analysis of the Preliminary, Trended Preliminary and R&O Median Ratio

The trended preliminary ratio is an alternative method to calculate a point estimate as an indicator of the level of value. This table compares the preliminary median ratio, trended preliminary median ratio, and R&O median ratio, presenting four years of data to reveal any trends in assessment practices. The analysis that follows compares the changes in these ratios to the assessment actions taken by the county assessor. If the county assessor's assessment practices treat all properties in the sales file and properties in the population in a similar manner, the trended preliminary ratio will correlate closely with the R&O median ratio. The following is the justification for the trended preliminary ratio:

Adjusting for Selective Reappraisal

The reliability of sales ratio statistics depends on unsold parcels being appraised in the same manner as sold parcels. Selective reappraisal of sold parcels distorts sales ratio results, possibly rendering them useless. Equally important, selective reappraisal of sold parcels ("sales chasing") is a serious violation of basic appraisal uniformity and is highly unprofessional. Oversight agencies must be vigilant to detect the practice if it occurs and take necessary corrective action.

[To monitor sales chasing] A preferred approach is to use only sales that occur after appraised values are determined. However, as long as values from the most recent appraisal year are used in ratio studies, this is likely to be impractical. A second approach is to use values from the previous assessment year, so that most (or all) sales in the study follow the date values were set. In this approach, measures of central tendency must be adjusted to reflect changes in value between the previous and current year. For example, assume that the measure of central tendency is 0.924 and, after excluding parcels with changes in use or physical characteristics, that the overall change in value between the previous and current assessment years is 6.3 percent. The adjusted measure of central tendency is $0.924 \times 1.063 = 0.982$. This approach can be effective in determining the level of appraisal, but measures of uniformity will be unreliable if there has been any meaningful reappraisal activity for the current year.

Gloude-mans, Robert J., *Mass Appraisal of Real Property*, International Association of Assessing Officers, (1999), p. 315.

**2007 Correlation Section
for Arthur County**

III. Analysis of the Preliminary, Trended Preliminary and R&O Median Ratio Continued

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2007	97.72	0.94	98.64	97.72
2006	92.40	1.13	93.44	92.40
2005	106.87	1.14	108.09	106.87
2004	103.23	1.38	104.65	103.23
2003	121	-0.4	120.52	100
2002	70	18.91	83.24	93
2001	93	-5.94	87.48	93

RESIDENTIAL: The minor differences shown on the table between the percent change in assessed value (excl. growth) and the trended preliminary ratio support the assessor's actions to complete annual pickup work with no overall changes made to the residential property class in Arthur County. The preliminary median and R&O ratio are identical and offer strong support of the assessor's actions.

**2007 Correlation Section
for Arthur County**

IV. Analysis of Percentage Change in Total Assessed Value in the Sales File to Percentage Change in Assessed Value

This section analyzes the percentage change of the assessed values in the sales file, between the 2007 Preliminary Statistical Reports and the 2007 R&O Statistical Reports, to the percentage change in the assessed value of all real property base, by class, reported in the 2007 County Abstract of Assessment for Real Property, Form 45, excluding growth valuation, compared to the 2006 Certificate of Taxes Levied (CTL) Report. For purposes of calculating the percentage change in the sales file, only the sales in the most recent year of the study period are used. If assessment practices treat sold and unsold properties consistently, the percentage change in the sale file and assessed base will be similar. The analysis of this data assists in determining if the statistical representations calculated from the sales file are an accurate measure of the population. The following is justification for such an analysis:

Comparison of Average Value Changes

If sold and unsold properties are similarly appraised, they should experience similar changes in value over time. Accordingly, it is possible to compute the average change in value over a selected period for sold and unsold parcels and, if necessary, test to determine whether observed differences are significant. If, for example, values for vacant sold parcels in an area have increased by 45 percent since the previous reappraisal, but values for vacant unsold parcels have increased only 10 percent, sold and unsold parcels appear to have not been equally appraised. This apparent disparity between the treatment of sold and unsold properties provides an initial indication of poor assessment practices and should trigger further inquiry into the reasons for the disparity.

Gloude-mans, Robert J., *Mass Appraisal of Real Property*, (International Association of Assessing Officers, 1999), p. 311.

**2007 Correlation Section
for Arthur County**

IV. Analysis of Percentage Change in Total Assessed Value in the Sales File to Percentage Change in Assessed Value Continued

% Change in Total Assessed Value in the Sales File		% Change in Assessed Value (excl. growth)
0.03	2007	0.94
1.02	2006	1.13
0	2005	1.14
0	2004	1.38
-21.32	2003	-0.4
33	2002	18.91
0	2001	-5.94

RESIDENTIAL: The difference shown between the percent change in the total assessed value in the sales file and the percent change in assessed value (excluding growth) supports the annual pickup work that was completed for the 2007 assessment year. No overall actions were made to the residential property class as a whole.

2007 Correlation Section for Arthur County

V. Analysis of the R&O Median, Wgt. Mean, and Mean Ratios

There are three measures of central tendency calculated by the Department: median ratio, weighted mean ratio, and mean ratio. Because each measure of central tendency has its own strengths and weaknesses, the use of any statistic for equalization should be reconciled with the other two, as in an appraisal, based on the appropriateness in the use of the statistic for a defined purpose, the quantity of the information from which it was drawn, and the reliability of the data that was used in its calculation. An examination of the three measures can serve to illustrate important trends in the data if the measures do not closely correlate to each other.

The IAAO considers the median ratio the most appropriate statistical measure for use in determining level of value for “direct” equalization; the process of adjusting the values of classes or subclasses of property in response to the determination of level of value at a point above or below a particular range. Because the median ratio is considered neutral in relationship to either assessed value or selling price, its use in adjusting the class or subclass of properties will not change the relationships between assessed value and level of value already present within the class or subclass of properties, thus rendering an adjustment neutral in its impact on relative tax burden to an individual property. Additionally, the median ratio is less influenced by the presence of extreme ratios, commonly called outliers. One outlier in a small sample size of sales can have controlling influence over the other measures of central tendency. The median ratio limits the distortion potential of an outlier.

The weighted mean ratio is viewed by the IAAO as the most appropriate statistical measure for “indirect” equalization; to ensure proper funding distribution of aid to political subdivisions, particularly when the distribution in part is based on the assessable value in that political subdivision, Standard on Ratio Studies, International Association of Assessing Officers, (1999). The weighted mean, because it is a value weighted ratio, best reflects a comparison of the assessed and market value of property in the political subdivision. If the distribution of aid to political subdivisions must relate to the market value available for assessment in the political subdivision, the measurement of central tendency used to analyze level of value should reflect the dollars of value available to be assessed. The weighted mean ratio does that more than either of the other measures of central tendency.

If the weighted mean ratio, because of its dollar-weighting feature, is significantly different from the median ratio, it may be an indication of other problems with assessment proportionality. When this occurs, an evaluation of the county’s assessment practices and procedures is appropriate to discover remedies to the situation.

The mean ratio is used as a basis for other statistical calculations, such as the price related differential and coefficient of variation. However, the mean ratio has limited application in the analysis of level of value because it assumes a normal distribution of the data set around the mean ratio with each ratio having the same impact on the calculation regardless of the assessed value or the selling price.

**2007 Correlation Section
for Arthur County**

V. Analysis of the R&O Median, Wgt. Mean, and Mean Ratios Continued

	Median	Wgt. Mean	Mean
R&O Statistics	97.72	93.80	97.63

RESIDENTIAL: All three measures of central tendency are within the acceptable range. For direct equalization purposes the median will be used to describe the level of value for the residential class of property in Arthur County for the 2007 assessment year.

**2007 Correlation Section
for Arthur County**

VI. Analysis of R&O COD and PRD

In analyzing the statistical data of assessment quality, there are two measures primarily relied upon by assessment officials. The Coefficient of Dispersion, COD, is produced to measure assessment uniformity. A low COD tends to indicate good assessment uniformity as there is a smaller “spread” or dispersion of the ratios in the sales file. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), pp. 235-237 indicates that a COD of less than 15 suggests that there is good assessment uniformity. The IAAO has issued performance standards for major property groups:

Single-family residences: a COD of 15 percent or less.

For newer and fairly homogeneous areas: a COD of 10 or less.

Income-producing property: a COD of 20 or less, or in larger urban jurisdictions, 15 or less.

Vacant land and other unimproved property, such as agricultural land: a COD of 20 or less.

Rural residential and seasonal properties: a COD of 20 or less.

Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 246.

The Price Related Differential, PRD, is produced to measure assessment vertical uniformity (progressivity or regressivity). For example, assessments are considered regressive if high value properties are under-assessed relative to low value properties. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), pp. 239-240 indicates that a PRD of greater than 100 suggests that high value properties are relatively under-assessed. A PRD of less than 100 indicates that high value properties are relatively over-assessed. As a general rule, except for small samples, a PRD should range between 98 and 103. This range is centered slightly above 100 to allow for a slightly upward measurement bias inherent in the PRD. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 247.

The analysis in this section indicates whether the COD and PRD meet the performance standards described above.

	COD	PRD
R&O Statistics	15.22	104.08
Difference	0.22	1.08

RESIDENTIAL: Although the price-related differential is slightly over the parameters, the coefficient of dispersion would round to an acceptable percent. The indicators may not be reliable due to the limited number of sales within the sample size. Based on the known assessment practices for Arthur County, it is believed that the county has uniform and proportionate assessments for 2007.

**2007 Correlation Section
for Arthur County**

VII. Analysis of Change in Statistics Due to Assessor Actions

This section compares the statistical indicators from the Preliminary Statistical Reports to the same statistical indicators from the R&O Statistical Reports. The analysis that follows explains the changes in the statistical indicators in consideration of the assessment actions taken by the county assessor.

	Preliminary Statistics	R&O Statistics	Change
Number of Sales	10	10	0
Median	97.72	97.72	0
Wgt. Mean	93.78	93.80	0.02
Mean	97.62	97.63	0.01
COD	15.23	15.22	-0.01
PRD	104.10	104.08	-0.02
Min Sales Ratio	69.89	69.89	0
Max Sales Ratio	125.90	125.90	0

RESIDENTIAL: The above table reflects very minor changes between the Preliminary Statistics and the R&O Statistics for residential property in Arthur County for 2007. This is consistent with the Assessment Actions section of the survey.

**2007 Correlation Section
for Arthur County**

Commerical Real Property

I. Correlation

COMMERCIAL: No overall changes were made to the commercial property class in Arthur County for 2007. The median and weighted mean measures of central tendency are both within the acceptable range along with the coefficient of dispersion for qualitative measure purposes. It is believed based on the known assessment practices and statistical information contained in this report the county has attained the level of value and uniform and proportionate assessment practices for the 2007 assessment year for the commercial property class.

**2007 Correlation Section
for Arthur County**

II. Analysis of Percentage of Sales Used

This section documents the utilization of total sales compared to qualified sales in the sales file. Neb. Rev. Stat. §77-1327 (R. S. Supp., 2005) provides that all sales are deemed to be arm's length transactions unless determined to be otherwise under professionally accepted mass appraisal techniques. The county assessor is responsible for the qualification of the sales included in the residential sales file. The Department periodically reviews the procedures utilized by the county assessor to qualify/disqualify sales.

The Standard on Ratio Studies, International Association of Assessing Officials, (1999), indicates that low levels of sale utilization may indicate excessive trimming by the county assessor. Excessive trimming, the arbitrary exclusion or adjustment of arm's length transactions, may indicate an attempt to inappropriately exclude arm's length transactions to create the appearance of a higher level of value and quality of assessment. The sales file, in a case of excess trimming, will fail to properly represent the level of value and quality of assessment of the population of residential real property.

	Total Sales	Qualified Sales	Percent Used
2007	7	3	42.86
2006	9	6	66.67
2005	6	5	83.33
2004	5	4	80
2003	3	2	66.67
2002	3	1	33.33
2001	8	6	75

COMMERCIAL: Historically Arthur County has very few commercial sales to represent the commercial property class. It is believed the measurements of the commercial properties in Arthur County were done as fairly as possible with the limited number of sales in the study period.

**2007 Correlation Section
for Arthur County**

III. Analysis of the Preliminary, Trended Preliminary and R&O Median Ratio

The trended preliminary ratio is an alternative method to calculate a point estimate as an indicator of the level of value. This table compares the preliminary median ratio, trended preliminary median ratio, and R&O median ratio, presenting four years of data to reveal any trends in assessment practices. The analysis that follows compares the changes in these ratios to the assessment actions taken by the county assessor. If the county assessor's assessment practices treat all properties in the sales file and properties in the population in a similar manner, the trended preliminary ratio will correlate closely with the R&O median ratio. The following is the justification for the trended preliminary ratio:

Adjusting for Selective Reappraisal

The reliability of sales ratio statistics depends on unsold parcels being appraised in the same manner as sold parcels. Selective reappraisal of sold parcels distorts sales ratio results, possibly rendering them useless. Equally important, selective reappraisal of sold parcels ("sales chasing") is a serious violation of basic appraisal uniformity and is highly unprofessional. Oversight agencies must be vigilant to detect the practice if it occurs and take necessary corrective action.

[To monitor sales chasing] A preferred approach is to use only sales that occur after appraised values are determined. However, as long as values from the most recent appraisal year are used in ratio studies, this is likely to be impractical. A second approach is to use values from the previous assessment year, so that most (or all) sales in the study follow the date values were set. In this approach, measures of central tendency must be adjusted to reflect changes in value between the previous and current year. For example, assume that the measure of central tendency is 0.924 and, after excluding parcels with changes in use or physical characteristics, that the overall change in value between the previous and current assessment years is 6.3 percent. The adjusted measure of central tendency is $0.924 \times 1.063 = 0.982$. This approach can be effective in determining the level of appraisal, but measures of uniformity will be unreliable if there has been any meaningful reappraisal activity for the current year.

Gloudemans, Robert J., *Mass Appraisal of Real Property*, International Association of Assessing Officers, (1999), p. 315.

**2007 Correlation Section
for Arthur County**

III. Analysis of the Preliminary, Trended Preliminary and R&O Median Ratio Continued

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2007	92.94	0.02	92.96	92.94
2006	86.47	884.39	851.2	97.27
2005	80.00	-0.05	79.96	80.00
2004	94.30	-4.79	89.78	94.30
2003	0	-89.75	0	0
2002	172	0.37	172.64	0
2001	109	2.03	111.21	109

COMMERCIAL: The minor differences shown on the table between the percent change in assessed value (excl. growth) and the trended preliminary ratio support the assessor's actions to complete annual pickup work with no overall changes made to the commercial property class in Arthur County. The preliminary median and R&O ratio are identical and offer strong support of the assessor's actions.

**2007 Correlation Section
for Arthur County**

IV. Analysis of Percentage Change in Total Assessed Value in the Sales File to Percentage Change in Assessed Value

This section analyzes the percentage change of the assessed values in the sales file, between the 2007 Preliminary Statistical Reports and the 2007 R&O Statistical Reports, to the percentage change in the assessed value of all real property base, by class, reported in the 2007 County Abstract of Assessment for Real Property, Form 45, excluding growth valuation, compared to the 2006 Certificate of Taxes Levied (CTL) Report. For purposes of calculating the percentage change in the sales file, only the sales in the most recent year of the study period are used. If assessment practices treat sold and unsold properties consistently, the percentage change in the sale file and assessed base will be similar. The analysis of this data assists in determining if the statistical representations calculated from the sales file are an accurate measure of the population. The following is justification for such an analysis:

Comparison of Average Value Changes

If sold and unsold properties are similarly appraised, they should experience similar changes in value over time. Accordingly, it is possible to compute the average change in value over a selected period for sold and unsold parcels and, if necessary, test to determine whether observed differences are significant. If, for example, values for vacant sold parcels in an area have increased by 45 percent since the previous reappraisal, but values for vacant unsold parcels have increased only 10 percent, sold and unsold parcels appear to have not been equally appraised. This apparent disparity between the treatment of sold and unsold properties provides an initial indication of poor assessment practices and should trigger further inquiry into the reasons for the disparity.

Gloude-mans, Robert J., *Mass Appraisal of Real Property*, (International Association of Assessing Officers, 1999), p. 311.

**2007 Correlation Section
for Arthur County**

IV. Analysis of Percentage Change in Total Assessed Value in the Sales File to Percentage Change in Assessed Value Continued

% Change in Total Assessed Value in the Sales File		% Change in Assessed Value (excl. growth)
N/A	2007	0.02
0	2006	884.39
0	2005	-0.05
0	2004	-4.79
0	2003	-89.75
0	2002	0.37
0	2001	2.03

COMMERCIAL: The slight difference shown between the percent change in the total assessed value in the sales file and the percent change in assessed value (excluding growth) supports the annual pickup work that was completed for the 2007 assessment year. No overall actions were made to the commercial property class as a whole.

2007 Correlation Section for Arthur County

V. Analysis of the R&O Median, Wgt. Mean, and Mean Ratios

There are three measures of central tendency calculated by the Department: median ratio, weighted mean ratio, and mean ratio. Because each measure of central tendency has its own strengths and weaknesses, the use of any statistic for equalization should be reconciled with the other two, as in an appraisal, based on the appropriateness in the use of the statistic for a defined purpose, the quantity of the information from which it was drawn, and the reliability of the data that was used in its calculation. An examination of the three measures can serve to illustrate important trends in the data if the measures do not closely correlate to each other.

The IAAO considers the median ratio the most appropriate statistical measure for use in determining level of value for “direct” equalization; the process of adjusting the values of classes or subclasses of property in response to the determination of level of value at a point above or below a particular range. Because the median ratio is considered neutral in relationship to either assessed value or selling price, its use in adjusting the class or subclass of properties will not change the relationships between assessed value and level of value already present within the class or subclass of properties, thus rendering an adjustment neutral in its impact on relative tax burden to an individual property. Additionally, the median ratio is less influenced by the presence of extreme ratios, commonly called outliers. One outlier in a small sample size of sales can have controlling influence over the other measures of central tendency. The median ratio limits the distortion potential of an outlier.

The weighted mean ratio is viewed by the IAAO as the most appropriate statistical measure for “indirect” equalization; to ensure proper funding distribution of aid to political subdivisions, particularly when the distribution in part is based on the assessable value in that political subdivision, Standard on Ratio Studies, International Association of Assessing Officers, (1999). The weighted mean, because it is a value weighted ratio, best reflects a comparison of the assessed and market value of property in the political subdivision. If the distribution of aid to political subdivisions must relate to the market value available for assessment in the political subdivision, the measurement of central tendency used to analyze level of value should reflect the dollars of value available to be assessed. The weighted mean ratio does that more than either of the other measures of central tendency.

If the weighted mean ratio, because of its dollar-weighting feature, is significantly different from the median ratio, it may be an indication of other problems with assessment proportionality. When this occurs, an evaluation of the county’s assessment practices and procedures is appropriate to discover remedies to the situation.

The mean ratio is used as a basis for other statistical calculations, such as the price related differential and coefficient of variation. However, the mean ratio has limited application in the analysis of level of value because it assumes a normal distribution of the data set around the mean ratio with each ratio having the same impact on the calculation regardless of the assessed value or the selling price.

**2007 Correlation Section
for Arthur County**

V. Analysis of the R&O Median, Wgt. Mean, and Mean Ratios Continued

	Median	Wgt. Mean	Mean
R&O Statistics	92.94	92.54	100.73

COMMERCIAL: Both the median and weighted mean measures of central tendency are within the acceptable range with the mean falling slightly over. For direct equalization purposes, the median should be used to determine the level of value in the commercial class of property in Arthur County.

**2007 Correlation Section
for Arthur County**

VI. Analysis of R&O COD and PRD

In analyzing the statistical data of assessment quality, there are two measures primarily relied upon by assessment officials. The Coefficient of Dispersion, COD, is produced to measure assessment uniformity. A low COD tends to indicate good assessment uniformity as there is a smaller “spread” or dispersion of the ratios in the sales file. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), pp. 235-237 indicates that a COD of less than 15 suggests that there is good assessment uniformity. The IAAO has issued performance standards for major property groups:

Single-family residences: a COD of 15 percent or less.

For newer and fairly homogeneous areas: a COD of 10 or less.

Income-producing property: a COD of 20 or less, or in larger urban jurisdictions, 15 or less.

Vacant land and other unimproved property, such as agricultural land: a COD of 20 or less.

Rural residential and seasonal properties: a COD of 20 or less.

Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 246.

The Price Related Differential, PRD, is produced to measure assessment vertical uniformity (progressivity or regressivity). For example, assessments are considered regressive if high value properties are under-assessed relative to low value properties. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), pp. 239-240 indicates that a PRD of greater than 100 suggests that high value properties are relatively under-assessed. A PRD of less than 100 indicates that high value properties are relatively over-assessed. As a general rule, except for small samples, a PRD should range between 98 and 103. This range is centered slightly above 100 to allow for a slightly upward measurement bias inherent in the PRD. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 247.

The analysis in this section indicates whether the COD and PRD meet the performance standards described above.

	COD	PRD
R&O Statistics	16.77	108.85
Difference	0	5.85

COMMERCIAL: The coefficient of dispersion is within the acceptable range for qualitative measure purposes. Although the price-related differential is above the parameters, the indicators may not be reliable due to the limited number of sales. Based on the known assessment practices for Arthur County, it is believed that the county has uniform and proportionate assessments for 2007.

**2007 Correlation Section
for Arthur County**

VII. Analysis of Change in Statistics Due to Assessor Actions

This section compares the statistical indicators from the Preliminary Statistical Reports to the same statistical indicators from the R&O Statistical Reports. The analysis that follows explains the changes in the statistical indicators in consideration of the assessment actions taken by the county assessor.

	Preliminary Statistics	R&O Statistics	Change
Number of Sales	3	3	0
Median	92.94	92.94	0
Wgt. Mean	92.54	92.54	0
Mean	100.73	100.73	0
COD	16.77	16.77	0
PRD	108.85	108.85	0
Min Sales Ratio	81.25	81.25	0
Max Sales Ratio	128.00	128.00	0

COMMERCIAL: No changes are shown between the Preliminary and R&O Statistics which are consistent with the assessment actions of no changes made to commercial properties in Arthur County for 2007.

**2007 Correlation Section
for Arthur County**

Agricultural Land

I. Correlation

AGRICULTURAL UNIMPROVED: All three measures of central tendency are within the acceptable parameters for each and support the assessor's actions to increase 4G1 by \$10 and 4G by \$15 for each subclass of grassland in Arthur County. Arthur County has correlated grassland valuations consistent with the market and the surrounding counties. The six sales represent a total of 6,088 grass acres which represents 1.38% of the grassland base total. The coefficient of dispersion and price related differential are both within the acceptable ranges. It is believed that the county has attained the level of value and has uniform and proportionate assessments through the assessment actions of the Arthur County Assessor for 2007.

**2007 Correlation Section
for Arthur County**

II. Analysis of Percentage of Sales Used

This section documents the utilization of total sales compared to qualified sales in the sales file. Neb. Rev. Stat. §77-1327 (R. S. Supp., 2005) provides that all sales are deemed to be arm's length transactions unless determined to be otherwise under professionally accepted mass appraisal techniques. The county assessor is responsible for the qualification of the sales included in the residential sales file. The Department periodically reviews the procedures utilized by the county assessor to qualify/disqualify sales.

The Standard on Ratio Studies, International Association of Assessing Officials, (1999), indicates that low levels of sale utilization may indicate excessive trimming by the county assessor. Excessive trimming, the arbitrary exclusion or adjustment of arm's length transactions, may indicate an attempt to inappropriately exclude arm's length transactions to create the appearance of a higher level of value and quality of assessment. The sales file, in a case of excess trimming, will fail to properly represent the level of value and quality of assessment of the population of residential real property.

	Total Sales	Qualified Sales	Percent Used
2007	19	6	31.58
2006	18	12	66.67
2005	14	9	64.29
2004	18	13	72.22
2003	15	9	60
2002	14	10	71.43
2001	11	8	72.73

AGRICULTURAL UNIMPROVED: Although the table indicates a small sample size and low percent of total sales used in the agricultural unimproved land class, the assessor continues to conduct a sales review questionnaire process for the development of the qualified statistics.

**2007 Correlation Section
for Arthur County**

III. Analysis of the Preliminary, Trended Preliminary and R&O Median Ratio

The trended preliminary ratio is an alternative method to calculate a point estimate as an indicator of the level of value. This table compares the preliminary median ratio, trended preliminary median ratio, and R&O median ratio, presenting four years of data to reveal any trends in assessment practices. The analysis that follows compares the changes in these ratios to the assessment actions taken by the county assessor. If the county assessor's assessment practices treat all properties in the sales file and properties in the population in a similar manner, the trended preliminary ratio will correlate closely with the R&O median ratio. The following is the justification for the trended preliminary ratio:

Adjusting for Selective Reappraisal

The reliability of sales ratio statistics depends on unsold parcels being appraised in the same manner as sold parcels. Selective reappraisal of sold parcels distorts sales ratio results, possibly rendering them useless. Equally important, selective reappraisal of sold parcels ("sales chasing") is a serious violation of basic appraisal uniformity and is highly unprofessional. Oversight agencies must be vigilant to detect the practice if it occurs and take necessary corrective action.

[To monitor sales chasing] A preferred approach is to use only sales that occur after appraised values are determined. However, as long as values from the most recent appraisal year are used in ratio studies, this is likely to be impractical. A second approach is to use values from the previous assessment year, so that most (or all) sales in the study follow the date values were set. In this approach, measures of central tendency must be adjusted to reflect changes in value between the previous and current year. For example, assume that the measure of central tendency is 0.924 and, after excluding parcels with changes in use or physical characteristics, that the overall change in value between the previous and current assessment years is 6.3 percent. The adjusted measure of central tendency is $0.924 \times 1.063 = 0.982$. This approach can be effective in determining the level of appraisal, but measures of uniformity will be unreliable if there has been any meaningful reappraisal activity for the current year.

Gloudemans, Robert J., *Mass Appraisal of Real Property*, International Association of Assessing Officers, (1999), p. 315.

**2007 Correlation Section
for Arthur County**

III. Analysis of the Preliminary, Trended Preliminary and R&O Median Ratio Continued

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2007	64.38	8.58	69.9	70.36
2006	68.48	13.19	77.51	75.63
2005	73.73	3.21	76.1	74.80
2004	74.62	0.01	74.63	74.62
2003	77	-0.11	76.92	77
2002	77	0	77	77
2001	75	5.88	79.41	75

AGRICULTURAL UNIMPROVED: The Trended Preliminary Ratio and the R&O Ratio are very close and offer strong support of each other. Both ratios are reflective of the assessors actions to increase 4G1 and 4G subclasses for 2007.

**2007 Correlation Section
for Arthur County**

IV. Analysis of Percentage Change in Total Assessed Value in the Sales File to Percentage Change in Assessed Value

This section analyzes the percentage change of the assessed values in the sales file, between the 2007 Preliminary Statistical Reports and the 2007 R&O Statistical Reports, to the percentage change in the assessed value of all real property base, by class, reported in the 2007 County Abstract of Assessment for Real Property, Form 45, excluding growth valuation, compared to the 2006 Certificate of Taxes Levied (CTL) Report. For purposes of calculating the percentage change in the sales file, only the sales in the most recent year of the study period are used. If assessment practices treat sold and unsold properties consistently, the percentage change in the sale file and assessed base will be similar. The analysis of this data assists in determining if the statistical representations calculated from the sales file are an accurate measure of the population. The following is justification for such an analysis:

Comparison of Average Value Changes

If sold and unsold properties are similarly appraised, they should experience similar changes in value over time. Accordingly, it is possible to compute the average change in value over a selected period for sold and unsold parcels and, if necessary, test to determine whether observed differences are significant. If, for example, values for vacant sold parcels in an area have increased by 45 percent since the previous reappraisal, but values for vacant unsold parcels have increased only 10 percent, sold and unsold parcels appear to have not been equally appraised. This apparent disparity between the treatment of sold and unsold properties provides an initial indication of poor assessment practices and should trigger further inquiry into the reasons for the disparity.

Gloude-mans, Robert J., *Mass Appraisal of Real Property*, (International Association of Assessing Officers, 1999), p. 311.

**2007 Correlation Section
for Arthur County**

IV. Analysis of Percentage Change in Total Assessed Value in the Sales File to Percentage Change in Assessed Value Continued

% Change in Total Assessed Value in the Sales File		% Change in Assessed Value (excl. growth)
9.67	2007	8.58
14.19	2006	13.19
0	2005	3.21
0	2004	0.01
0	2003	-0.11
0	2002	0
0	2001	5.88

AGRICULTURAL UNIMPROVED: The table above supports the assessment actions implemented by the assessor for 2007 by increasing the 4G1 and 4G subclassifications to keep current with the market. The sale file base is represented with a very high percent of these subclasses.

2007 Correlation Section for Arthur County

V. Analysis of the R&O Median, Wgt. Mean, and Mean Ratios

There are three measures of central tendency calculated by the Department: median ratio, weighted mean ratio, and mean ratio. Because each measure of central tendency has its own strengths and weaknesses, the use of any statistic for equalization should be reconciled with the other two, as in an appraisal, based on the appropriateness in the use of the statistic for a defined purpose, the quantity of the information from which it was drawn, and the reliability of the data that was used in its calculation. An examination of the three measures can serve to illustrate important trends in the data if the measures do not closely correlate to each other.

The IAAO considers the median ratio the most appropriate statistical measure for use in determining level of value for “direct” equalization; the process of adjusting the values of classes or subclasses of property in response to the determination of level of value at a point above or below a particular range. Because the median ratio is considered neutral in relationship to either assessed value or selling price, its use in adjusting the class or subclass of properties will not change the relationships between assessed value and level of value already present within the class or subclass of properties, thus rendering an adjustment neutral in its impact on relative tax burden to an individual property. Additionally, the median ratio is less influenced by the presence of extreme ratios, commonly called outliers. One outlier in a small sample size of sales can have controlling influence over the other measures of central tendency. The median ratio limits the distortion potential of an outlier.

The weighted mean ratio is viewed by the IAAO as the most appropriate statistical measure for “indirect” equalization; to ensure proper funding distribution of aid to political subdivisions, particularly when the distribution in part is based on the assessable value in that political subdivision, Standard on Ratio Studies, International Association of Assessing Officers, (1999). The weighted mean, because it is a value weighted ratio, best reflects a comparison of the assessed and market value of property in the political subdivision. If the distribution of aid to political subdivisions must relate to the market value available for assessment in the political subdivision, the measurement of central tendency used to analyze level of value should reflect the dollars of value available to be assessed. The weighted mean ratio does that more than either of the other measures of central tendency.

If the weighted mean ratio, because of its dollar-weighting feature, is significantly different from the median ratio, it may be an indication of other problems with assessment proportionality. When this occurs, an evaluation of the county’s assessment practices and procedures is appropriate to discover remedies to the situation.

The mean ratio is used as a basis for other statistical calculations, such as the price related differential and coefficient of variation. However, the mean ratio has limited application in the analysis of level of value because it assumes a normal distribution of the data set around the mean ratio with each ratio having the same impact on the calculation regardless of the assessed value or the selling price.

**2007 Correlation Section
for Arthur County**

V. Analysis of the R&O Median, Wgt. Mean, and Mean Ratios Continued

	Median	Wgt. Mean	Mean
R&O Statistics	70.36	73.38	74.39

AGRICULTURAL UNIMPROVED: All three measures of central tendency are within the acceptable range as shown on the above table. The median best represents the level of value for the unimproved agricultural property class in Arthur County.

**2007 Correlation Section
for Arthur County**

VI. Analysis of R&O COD and PRD

In analyzing the statistical data of assessment quality, there are two measures primarily relied upon by assessment officials. The Coefficient of Dispersion, COD, is produced to measure assessment uniformity. A low COD tends to indicate good assessment uniformity as there is a smaller “spread” or dispersion of the ratios in the sales file. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), pp. 235-237 indicates that a COD of less than 15 suggests that there is good assessment uniformity. The IAAO has issued performance standards for major property groups:

Single-family residences: a COD of 15 percent or less.

For newer and fairly homogeneous areas: a COD of 10 or less.

Income-producing property: a COD of 20 or less, or in larger urban jurisdictions, 15 or less.

Vacant land and other unimproved property, such as agricultural land: a COD of 20 or less.

Rural residential and seasonal properties: a COD of 20 or less.

Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 246.

The Price Related Differential, PRD, is produced to measure assessment vertical uniformity (progressivity or regressivity). For example, assessments are considered regressive if high value properties are under-assessed relative to low value properties. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), pp. 239-240 indicates that a PRD of greater than 100 suggests that high value properties are relatively under-assessed. A PRD of less than 100 indicates that high value properties are relatively over-assessed. As a general rule, except for small samples, a PRD should range between 98 and 103. This range is centered slightly above 100 to allow for a slightly upward measurement bias inherent in the PRD. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 247.

The analysis in this section indicates whether the COD and PRD meet the performance standards described above.

	COD	PRD
R&O Statistics	9.64	101.38
Difference	0	0

AGRICULTURAL UNIMPROVED: Both qualitative measures are within the acceptable ranges in the agricultural unimproved property class in Arthur County. Assessment actions to increase subclasses of 4G1 and 4G are supported by these measures. Based on these accomplishments of the assessor it is believed that the county has uniform and proportionate assessment practices.

**2007 Correlation Section
for Arthur County**

VII. Analysis of Change in Statistics Due to Assessor Actions

This section compares the statistical indicators from the Preliminary Statistical Reports to the same statistical indicators from the R&O Statistical Reports. The analysis that follows explains the changes in the statistical indicators in consideration of the assessment actions taken by the county assessor.

	Preliminary Statistics	R&O Statistics	Change
Number of Sales	6	6	0
Median	64.38	70.36	5.98
Wgt. Mean	67.18	73.38	6.2
Mean	68.10	74.39	6.29
COD	9.39	9.64	0.25
PRD	101.37	101.38	0.01
Min Sales Ratio	61.25	66.51	5.26
Max Sales Ratio	84.82	92.71	7.89

AGRICULTURAL UNIMPROVED: The above table represents the increased land values to grassland subclasses made by the assessor in 2007. 4G1 increased \$10 per acre and 4G increased \$15 which is supported by the differences shown between the Preliminary Statistics and the R&O Statistics.

**2007 County Abstract of Assessment for Real Property, Form 45 Compared with the
2006 Certificate of Taxes Levied (CTL)**

03 Arthur

	2006 CTL County Total	2007 Form 45 County Total	Value Difference (2007 Form 45 - 2006 CTL)	Percent Change	2007 Growth (New Construction Value)	% Change excl. Growth
1. Residential	3,394,860	3,487,360	92,500	2.72	60,570	0.94
2. Recreational	0	0	0		0	
3. Ag-Homesite Land, Ag-Res Dwellings	3,934,570	4,013,270	78,700	2	*-----	2
4. Total Residential (sum lines 1-3)	7,329,430	7,500,630	171,200	2.34	60,570	1.51
5. Commercial	4,494,720	4,495,735	1,015	0.02	0	0.02
6. Industrial	0	0	0		0	
7. Ag-Farmsite Land, Outbuildings	1,524,860	1,558,170	33,310	2.18	110,050	-5.03
8. Minerals	0	0	0		0	
9. Total Commercial (sum lines 5-8)	6,019,580	6,053,905	34,325	0.57	61,240	-0.45
10. Total Non-Agland Real Property	13,349,010	13,554,535	205,525	1.54	170,620	0.26
11. Irrigated	4,005,400	4,005,400	0	0		
12. Dryland	0	0	0			
13. Grassland	69,000,645	75,268,265	6,267,620	9.08		
14. Wasteland	41,410	41,410	0	0		
15. Other Agland	0	0	0			
16. Total Agricultural Land	73,047,455	79,315,075	6,267,620	8.58		
17. Total Value of All Real Property (Locally Assessed)	86,396,465	92,869,610	6,473,145	7.49	170,620	7.29

*Growth is not typically identified separately within a parcel between ag-residential dwellings (line 3) and ag outbuildings (line 7), so for this display, all growth from ag-residential dwellings and ag outbuildings is shown in line 7.

PA&T 2007 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2004 to 06/30/2006 Posted Before: 01/19/2007

NUMBER of Sales:	10	MEDIAN:	98	COV:	18.56	95% Median C.I.:	74.92 to 118.84	(! : Derived)
TOTAL Sales Price:	252,600	WGT. MEAN:	94	STD:	18.12	95% Wgt. Mean C.I.:	79.71 to 107.89	
TOTAL Adj.Sales Price:	252,600	MEAN:	98	AVG.ABS.DEV:	14.88	95% Mean C.I.:	84.67 to 110.59	
TOTAL Assessed Value:	236,935							
AVG. Adj. Sales Price:	25,260	COD:	15.22	MAX Sales Ratio:	125.90			
AVG. Assessed Value:	23,693	PRD:	104.08	MIN Sales Ratio:	69.89			

Printed: 03/27/2007 22:28:19

DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/04 TO 09/30/04	1	125.90	125.90	125.90			125.90	125.90	N/A	36,000	45,325
10/01/04 TO 12/31/04											
01/01/05 TO 03/31/05	1	69.89	69.89	69.89			69.89	69.89	N/A	28,500	19,920
04/01/05 TO 06/30/05	2	83.47	83.47	83.49	10.25	99.98	74.92	92.03	N/A	25,050	20,915
07/01/05 TO 09/30/05	5	103.40	98.94	93.22	7.25	106.14	87.08	107.52	N/A	26,650	24,843
10/01/05 TO 12/31/05											
01/01/06 TO 03/31/06	1	118.84	118.84	118.84			118.84	118.84	N/A	4,750	5,645
04/01/06 TO 06/30/06											
<u>Study Years</u>											
07/01/04 TO 06/30/05	4	83.47	90.69	93.43	21.90	97.06	69.89	125.90	N/A	28,650	26,768
07/01/05 TO 06/30/06	6	105.14	102.26	94.10	8.39	108.67	87.08	118.84	87.08 to 118.84	23,000	21,643
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	8	90.94	91.44	87.78	12.11	104.17	69.89	107.52	69.89 to 107.52	26,481	23,245
<u>ALL</u>											
	10	97.72	97.63	93.80	15.22	104.08	69.89	125.90	74.92 to 118.84	25,260	23,693

ASSESSOR LOCATION										Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
ARTHUR	10	97.72	97.63	93.80	15.22	104.08	69.89	125.90	74.92 to 118.84	25,260	23,693
<u>ALL</u>											
	10	97.72	97.63	93.80	15.22	104.08	69.89	125.90	74.92 to 118.84	25,260	23,693

LOCATIONS: URBAN, SUBURBAN & RURAL										Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	9	103.40	98.49	96.03	14.53	102.57	69.89	125.90	74.92 to 118.84	17,955	17,242
2	1	89.84	89.84	89.84			89.84	89.84	N/A	91,000	81,750
<u>ALL</u>											
	10	97.72	97.63	93.80	15.22	104.08	69.89	125.90	74.92 to 118.84	25,260	23,693

STATUS: IMPROVED, UNIMPROVED & IOLL										Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	10	97.72	97.63	93.80	15.22	104.08	69.89	125.90	74.92 to 118.84	25,260	23,693
<u>ALL</u>											
	10	97.72	97.63	93.80	15.22	104.08	69.89	125.90	74.92 to 118.84	25,260	23,693

PA&T 2007 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2004 to 06/30/2006 Posted Before: 01/19/2007

NUMBER of Sales:	10	MEDIAN:	98	COV:	18.56	95% Median C.I.:	74.92 to 118.84	(! : Derived)
TOTAL Sales Price:	252,600	WGT. MEAN:	94	STD:	18.12	95% Wgt. Mean C.I.:	79.71 to 107.89	
TOTAL Adj.Sales Price:	252,600	MEAN:	98	AVG.ABS.DEV:	14.88	95% Mean C.I.:	84.67 to 110.59	
TOTAL Assessed Value:	236,935							
AVG. Adj. Sales Price:	25,260	COD:	15.22	MAX Sales Ratio:	125.90			
AVG. Assessed Value:	23,693	PRD:	104.08	MIN Sales Ratio:	69.89			

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	7	89.84	92.36	92.56	14.77	99.78	69.89	125.90	69.89 to 125.90	33,228	30,757
06											
07	3	107.52	109.92	108.15	4.79	101.64	103.40	118.84	N/A	6,666	7,210
ALL	10	97.72	97.63	93.80	15.22	104.08	69.89	125.90	74.92 to 118.84	25,260	23,693

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
03-0500	10	97.72	97.63	93.80	15.22	104.08	69.89	125.90	74.92 to 118.84	25,260	23,693
NonValid School											
ALL	10	97.72	97.63	93.80	15.22	104.08	69.89	125.90	74.92 to 118.84	25,260	23,693

YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	1	92.03	92.03	92.03			92.03	92.03	N/A	25,100	23,100
Prior TO 1860											
1860 TO 1899											
1900 TO 1919											
1920 TO 1939	4	81.00	84.69	80.91	15.17	104.68	69.89	106.87	N/A	20,125	16,282
1940 TO 1949											
1950 TO 1959	1	125.90	125.90	125.90			125.90	125.90	N/A	36,000	45,325
1960 TO 1969	1	103.40	103.40	103.40			103.40	103.40	N/A	10,000	10,340
1970 TO 1979	2	113.18	113.18	112.90	5.00	100.25	107.52	118.84	N/A	5,000	5,645
1980 TO 1989	1	89.84	89.84	89.84			89.84	89.84	N/A	91,000	81,750
1990 TO 1994											
1995 TO 1999											
2000 TO Present											
ALL	10	97.72	97.63	93.80	15.22	104.08	69.89	125.90	74.92 to 118.84	25,260	23,693

PA&T 2007 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2004 to 06/30/2006 Posted Before: 01/19/2007

NUMBER of Sales:	10	MEDIAN:	98	COV:	18.56	95% Median C.I.:	74.92 to 118.84	(! : Derived)
TOTAL Sales Price:	252,600	WGT. MEAN:	94	STD:	18.12	95% Wgt. Mean C.I.:	79.71 to 107.89	
TOTAL Adj.Sales Price:	252,600	MEAN:	98	AVG.ABS.DEV:	14.88	95% Mean C.I.:	84.67 to 110.59	
TOTAL Assessed Value:	236,935							
AVG. Adj. Sales Price:	25,260	COD:	15.22	MAX Sales Ratio:	125.90			
AVG. Assessed Value:	23,693	PRD:	104.08	MIN Sales Ratio:	69.89			

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	1	118.84	118.84	118.84			118.84	118.84	N/A	4,750	5,645
5000 TO 9999	1	107.52	107.52	107.52			107.52	107.52	N/A	5,250	5,645
Total \$ _____											
1 TO 9999	2	113.18	113.18	112.90	5.00	100.25	107.52	118.84	N/A	5,000	5,645
10000 TO 29999	6	89.56	89.03	85.27	13.10	104.41	69.89	106.87	69.89 to 106.87	19,266	16,428
30000 TO 59999	1	125.90	125.90	125.90			125.90	125.90	N/A	36,000	45,325
60000 TO 99999	1	89.84	89.84	89.84			89.84	89.84	N/A	91,000	81,750
ALL _____											
	10	97.72	97.63	93.80	15.22	104.08	69.89	125.90	74.92 to 118.84	25,260	23,693

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
5000 TO 9999	2	113.18	113.18	112.90	5.00	100.25	107.52	118.84	N/A	5,000	5,645
Total \$ _____											
1 TO 9999	2	113.18	113.18	112.90	5.00	100.25	107.52	118.84	N/A	5,000	5,645
10000 TO 29999	6	89.56	89.03	85.27	13.10	104.41	69.89	106.87	69.89 to 106.87	19,266	16,428
30000 TO 59999	1	125.90	125.90	125.90			125.90	125.90	N/A	36,000	45,325
60000 TO 99999	1	89.84	89.84	89.84			89.84	89.84	N/A	91,000	81,750
ALL _____											
	10	97.72	97.63	93.80	15.22	104.08	69.89	125.90	74.92 to 118.84	25,260	23,693

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
10	5	103.40	97.35	85.95	13.42	113.26	69.89	118.84	N/A	12,100	10,400
20	4	99.45	99.93	102.06	16.55	97.91	74.92	125.90	N/A	25,275	25,796
30	1	89.84	89.84	89.84			89.84	89.84	N/A	91,000	81,750
ALL _____											
	10	97.72	97.63	93.80	15.22	104.08	69.89	125.90	74.92 to 118.84	25,260	23,693

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
100	2	113.18	113.18	112.90	5.00	100.25	107.52	118.84	N/A	5,000	5,645
101	7	92.03	97.15	96.09	13.09	101.10	74.92	125.90	74.92 to 125.90	30,585	29,389
104	1	69.89	69.89	69.89			69.89	69.89	N/A	28,500	19,920
ALL _____											
	10	97.72	97.63	93.80	15.22	104.08	69.89	125.90	74.92 to 118.84	25,260	23,693

PA&T 2007 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2004 to 06/30/2006 Posted Before: 01/19/2007

NUMBER of Sales:	10	MEDIAN:	98	COV:	18.56	95% Median C.I.:	74.92 to 118.84	(!: Derived)
TOTAL Sales Price:	252,600	WGT. MEAN:	94	STD:	18.12	95% Wgt. Mean C.I.:	79.71 to 107.89	
TOTAL Adj.Sales Price:	252,600	MEAN:	98	AVG.ABS.DEV:	14.88	95% Mean C.I.:	84.67 to 110.59	
TOTAL Assessed Value:	236,935							
AVG. Adj. Sales Price:	25,260	COD:	15.22	MAX Sales Ratio:	125.90			
AVG. Assessed Value:	23,693	PRD:	104.08	MIN Sales Ratio:	69.89			

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CONDITION											
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
20	1	87.08	87.08	87.08			87.08	87.08	N/A	12,000	10,450
25	2	112.86	112.86	109.75	5.30	102.83	106.87	118.84	N/A	9,875	10,837
30	7	92.03	94.79	92.74	15.86	102.21	69.89	125.90	69.89 to 125.90	31,550	29,258
<u>ALL</u>	<u>10</u>	<u>97.72</u>	<u>97.63</u>	<u>93.80</u>	<u>15.22</u>	<u>104.08</u>	<u>69.89</u>	<u>125.90</u>	<u>74.92 to 118.84</u>	<u>25,260</u>	<u>23,693</u>

PA&T 2007 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2003 to 06/30/2006 Posted Before: 01/19/2007

NUMBER of Sales:	3	MEDIAN:	93	COV:	24.15	95% Median C.I.:	N/A	(!: Derived)
TOTAL Sales Price:	14,750	WGT. MEAN:	93	STD:	24.33	95% Wgt. Mean C.I.:	N/A	
TOTAL Adj.Sales Price:	14,750	MEAN:	101	AVG.ABS.DEV:	15.58	95% Mean C.I.:	40.29 to 161.17	
TOTAL Assessed Value:	13,650							
AVG. Adj. Sales Price:	4,916	COD:	16.77	MAX Sales Ratio:	128.00			
AVG. Assessed Value:	4,550	PRD:	108.85	MIN Sales Ratio:	81.25			

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/03 TO 09/30/03	1	81.25	81.25	81.25			81.25	81.25	N/A	8,000	6,500
10/01/03 TO 12/31/03	1	92.94	92.94	92.94			92.94	92.94	N/A	4,250	3,950
01/01/04 TO 03/31/04											
04/01/04 TO 06/30/04											
07/01/04 TO 09/30/04	1	128.00	128.00	128.00			128.00	128.00	N/A	2,500	3,200
10/01/04 TO 12/31/04											
01/01/05 TO 03/31/05											
04/01/05 TO 06/30/05											
07/01/05 TO 09/30/05											
10/01/05 TO 12/31/05											
01/01/06 TO 03/31/06											
04/01/06 TO 06/30/06											
<u>Study Years</u>											
07/01/03 TO 06/30/04	2	87.10	87.10	85.31	6.71	102.10	81.25	92.94	N/A	6,125	5,225
07/01/04 TO 06/30/05	1	128.00	128.00	128.00			128.00	128.00	N/A	2,500	3,200
07/01/05 TO 06/30/06											
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	1	128.00	128.00	128.00			128.00	128.00	N/A	2,500	3,200
01/01/05 TO 12/31/05											
<u>ALL</u>											
	3	92.94	100.73	92.54	16.77	108.85	81.25	128.00	N/A	4,916	4,550

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
ARTHUR	3	92.94	100.73	92.54	16.77	108.85	81.25	128.00	N/A	4,916	4,550
<u>ALL</u>											
	3	92.94	100.73	92.54	16.77	108.85	81.25	128.00	N/A	4,916	4,550

LOCATIONS: URBAN, SUBURBAN & RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	3	92.94	100.73	92.54	16.77	108.85	81.25	128.00	N/A	4,916	4,550
<u>ALL</u>											
	3	92.94	100.73	92.54	16.77	108.85	81.25	128.00	N/A	4,916	4,550

PA&T 2007 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2003 to 06/30/2006 Posted Before: 01/19/2007

NUMBER of Sales:	3	MEDIAN:	93	COV:	24.15	95% Median C.I.:	N/A	(!: Derived)
TOTAL Sales Price:	14,750	WGT. MEAN:	93	STD:	24.33	95% Wgt. Mean C.I.:	N/A	
TOTAL Adj.Sales Price:	14,750	MEAN:	101	AVG.ABS.DEV:	15.58	95% Mean C.I.:	40.29 to 161.17	
TOTAL Assessed Value:	13,650							
AVG. Adj. Sales Price:	4,916	COD:	16.77	MAX Sales Ratio:	128.00			
AVG. Assessed Value:	4,550	PRD:	108.85	MIN Sales Ratio:	81.25			

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STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	2	87.10	87.10	85.31	6.71	102.10	81.25	92.94	N/A	6,125	5,225
2	1	128.00	128.00	128.00			128.00	128.00	N/A	2,500	3,200
ALL	3	92.94	100.73	92.54	16.77	108.85	81.25	128.00	N/A	4,916	4,550

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
03-0500	3	92.94	100.73	92.54	16.77	108.85	81.25	128.00	N/A	4,916	4,550
NonValid School											
ALL	3	92.94	100.73	92.54	16.77	108.85	81.25	128.00	N/A	4,916	4,550

YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	1	128.00	128.00	128.00			128.00	128.00	N/A	2,500	3,200
Prior TO 1860											
1860 TO 1899											
1900 TO 1919											
1920 TO 1939	2	87.10	87.10	85.31	6.71	102.10	81.25	92.94	N/A	6,125	5,225
1940 TO 1949											
1950 TO 1959											
1960 TO 1969											
1970 TO 1979											
1980 TO 1989											
1990 TO 1994											
1995 TO 1999											
2000 TO Present											
ALL	3	92.94	100.73	92.54	16.77	108.85	81.25	128.00	N/A	4,916	4,550

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	2	110.47	110.47	105.93	15.87	104.29	92.94	128.00	N/A	3,375	3,575
5000 TO 9999	1	81.25	81.25	81.25			81.25	81.25	N/A	8,000	6,500
Total \$											
1 TO 9999	3	92.94	100.73	92.54	16.77	108.85	81.25	128.00	N/A	4,916	4,550
ALL	3	92.94	100.73	92.54	16.77	108.85	81.25	128.00	N/A	4,916	4,550

PA&T 2007 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2003 to 06/30/2006 Posted Before: 01/19/2007

NUMBER of Sales:	3	MEDIAN:	93	COV:	24.15	95% Median C.I.:	N/A	(! : Derived)
TOTAL Sales Price:	14,750	WGT. MEAN:	93	STD:	24.33	95% Wgt. Mean C.I.:	N/A	
TOTAL Adj.Sales Price:	14,750	MEAN:	101	AVG.ABS.DEV:	15.58	95% Mean C.I.:	40.29 to 161.17	
TOTAL Assessed Value:	13,650							
AVG. Adj. Sales Price:	4,916	COD:	16.77	MAX Sales Ratio:	128.00			
AVG. Assessed Value:	4,550	PRD:	108.85	MIN Sales Ratio:	81.25			

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	2	110.47	110.47	105.93	15.87	104.29	92.94	128.00	N/A	3,375	3,575
5000 TO 9999	1	81.25	81.25	81.25			81.25	81.25	N/A	8,000	6,500
Total \$											
1 TO 9999	3	92.94	100.73	92.54	16.77	108.85	81.25	128.00	N/A	4,916	4,550
ALL	3	92.94	100.73	92.54	16.77	108.85	81.25	128.00	N/A	4,916	4,550

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1	128.00	128.00	128.00			128.00	128.00	N/A	2,500	3,200
10	2	87.10	87.10	85.31	6.71	102.10	81.25	92.94	N/A	6,125	5,225
ALL	3	92.94	100.73	92.54	16.77	108.85	81.25	128.00	N/A	4,916	4,550

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	3	92.94	100.73	92.54	16.77	108.85	81.25	128.00	N/A	4,916	4,550
ALL	3	92.94	100.73	92.54	16.77	108.85	81.25	128.00	N/A	4,916	4,550

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02											
03	3	92.94	100.73	92.54	16.77	108.85	81.25	128.00	N/A	4,916	4,550
04											
ALL	3	92.94	100.73	92.54	16.77	108.85	81.25	128.00	N/A	4,916	4,550

PA&T 2007 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2003 to 06/30/2006 Posted Before: 01/19/2007

NUMBER of Sales:	6	MEDIAN:	70	COV:	13.36	95% Median C.I.:	66.51 to 92.71
(AgLand) TOTAL Sales Price:	1,412,768	WGT. MEAN:	73	STD:	9.94	95% Wgt. Mean C.I.:	62.42 to 84.34
(AgLand) TOTAL Adj.Sales Price:	1,412,768	MEAN:	74	AVG.ABS.DEV:	6.78	95% Mean C.I.:	63.96 to 84.82
(AgLand) TOTAL Assessed Value:	1,036,680						
AVG. Adj. Sales Price:	235,461	COD:	9.64	MAX Sales Ratio:	92.71		
AVG. Assessed Value:	172,780	PRD:	101.38	MIN Sales Ratio:	66.51		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/03 TO 09/30/03											
10/01/03 TO 12/31/03											
01/01/04 TO 03/31/04											
04/01/04 TO 06/30/04											
07/01/04 TO 09/30/04	2	67.33	67.33	67.82	1.21	99.27	66.51	68.14	N/A	148,884	100,975
10/01/04 TO 12/31/04											
01/01/05 TO 03/31/05											
04/01/05 TO 06/30/05	3	72.53	77.81	74.38	11.27	104.61	68.18	92.71	N/A	325,333	241,976
07/01/05 TO 09/30/05											
10/01/05 TO 12/31/05											
01/01/06 TO 03/31/06											
04/01/06 TO 06/30/06	1	78.27	78.27	78.27			78.27	78.27	N/A	139,000	108,800
<u>Study Years</u>											
07/01/03 TO 06/30/04											
07/01/04 TO 06/30/05	5	68.18	73.61	72.85	8.97	101.06	66.51	92.71	N/A	254,753	185,576
07/01/05 TO 06/30/06	1	78.27	78.27	78.27			78.27	78.27	N/A	139,000	108,800
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	2	67.33	67.33	67.82	1.21	99.27	66.51	68.14	N/A	148,884	100,975
01/01/05 TO 12/31/05	3	72.53	77.81	74.38	11.27	104.61	68.18	92.71	N/A	325,333	241,976
<u>ALL</u>											
	6	70.36	74.39	73.38	9.64	101.38	66.51	92.71	66.51 to 92.71	235,461	172,780

GEO CODE / TOWNSHIP #	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1995	1	92.71	92.71	92.71			92.71	92.71	N/A	220,000	203,970
2195	1	66.51	66.51	66.51			66.51	66.51	N/A	57,768	38,420
2197	1	68.14	68.14	68.14			68.14	68.14	N/A	240,000	163,530
2275	1	68.18	68.18	68.18			68.18	68.18	N/A	606,000	413,160
2277	2	75.40	75.40	75.29	3.81	100.14	72.53	78.27	N/A	144,500	108,800
<u>ALL</u>											
	6	70.36	74.39	73.38	9.64	101.38	66.51	92.71	66.51 to 92.71	235,461	172,780

AREA (MARKET)	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	6	70.36	74.39	73.38	9.64	101.38	66.51	92.71	66.51 to 92.71	235,461	172,780
<u>ALL</u>											
	6	70.36	74.39	73.38	9.64	101.38	66.51	92.71	66.51 to 92.71	235,461	172,780

PA&T 2007 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2003 to 06/30/2006 Posted Before: 01/19/2007

NUMBER of Sales:	6	MEDIAN:	70	COV:	13.36	95% Median C.I.:	66.51 to 92.71
(AgLand) TOTAL Sales Price:	1,412,768	WGT. MEAN:	73	STD:	9.94	95% Wgt. Mean C.I.:	62.42 to 84.34
(AgLand) TOTAL Adj.Sales Price:	1,412,768	MEAN:	74	AVG.ABS.DEV:	6.78	95% Mean C.I.:	63.96 to 84.82
(AgLand) TOTAL Assessed Value:	1,036,680						
AVG. Adj. Sales Price:	235,461	COD:	9.64	MAX Sales Ratio:	92.71		
AVG. Assessed Value:	172,780	PRD:	101.38	MIN Sales Ratio:	66.51		

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STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
2	6	70.36	74.39	73.38	9.64	101.38	66.51	92.71	66.51 to 92.71	235,461	172,780
ALL	6	70.36	74.39	73.38	9.64	101.38	66.51	92.71	66.51 to 92.71	235,461	172,780

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
03-0500	6	70.36	74.39	73.38	9.64	101.38	66.51	92.71	66.51 to 92.71	235,461	172,780
NonValid School											
ALL	6	70.36	74.39	73.38	9.64	101.38	66.51	92.71	66.51 to 92.71	235,461	172,780

ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
180.01 TO 330.00	1	66.51	66.51	66.51			66.51	66.51	N/A	57,768	38,420
330.01 TO 650.00	2	75.40	75.40	75.29	3.81	100.14	72.53	78.27	N/A	144,500	108,800
650.01 +	3	68.18	76.34	73.23	12.01	104.25	68.14	92.71	N/A	355,333	260,220
ALL	6	70.36	74.39	73.38	9.64	101.38	66.51	92.71	66.51 to 92.71	235,461	172,780

MAJORITY LAND USE > 95%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
GRASS	6	70.36	74.39	73.38	9.64	101.38	66.51	92.71	66.51 to 92.71	235,461	172,780
ALL	6	70.36	74.39	73.38	9.64	101.38	66.51	92.71	66.51 to 92.71	235,461	172,780

MAJORITY LAND USE > 80%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
GRASS	6	70.36	74.39	73.38	9.64	101.38	66.51	92.71	66.51 to 92.71	235,461	172,780
ALL	6	70.36	74.39	73.38	9.64	101.38	66.51	92.71	66.51 to 92.71	235,461	172,780

MAJORITY LAND USE > 50%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
GRASS	6	70.36	74.39	73.38	9.64	101.38	66.51	92.71	66.51 to 92.71	235,461	172,780
ALL	6	70.36	74.39	73.38	9.64	101.38	66.51	92.71	66.51 to 92.71	235,461	172,780

PA&T 2007 R&O Statistics

Base Stat

State Stat Run

Type: Qualified
 Date Range: 07/01/2003 to 06/30/2006 Posted Before: 01/19/2007

NUMBER of Sales:	6	MEDIAN:	70	COV:	13.36	95% Median C.I.:	66.51 to 92.71
(AgLand) TOTAL Sales Price:	1,412,768	WGT. MEAN:	73	STD:	9.94	95% Wgt. Mean C.I.:	62.42 to 84.34
(AgLand) TOTAL Adj.Sales Price:	1,412,768	MEAN:	74	AVG.ABS.DEV:	6.78	95% Mean C.I.:	63.96 to 84.82
(AgLand) TOTAL Assessed Value:	1,036,680						
AVG. Adj. Sales Price:	235,461	COD:	9.64	MAX Sales Ratio:	92.71		
AVG. Assessed Value:	172,780	PRD:	101.38	MIN Sales Ratio:	66.51		

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
Total \$ _____											
30000 TO 59999	1	66.51	66.51	66.51			66.51	66.51	N/A	57,768	38,420
100000 TO 149999	1	78.27	78.27	78.27			78.27	78.27	N/A	139,000	108,800
150000 TO 249999	3	72.53	77.79	78.08	11.29	99.63	68.14	92.71	N/A	203,333	158,766
500000 +	1	68.18	68.18	68.18			68.18	68.18	N/A	606,000	413,160
ALL _____											
	6	70.36	74.39	73.38	9.64	101.38	66.51	92.71	66.51 to 92.71	235,461	172,780

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
Total \$ _____											
30000 TO 59999	1	66.51	66.51	66.51			66.51	66.51	N/A	57,768	38,420
100000 TO 149999	2	75.40	75.40	75.29	3.81	100.14	72.53	78.27	N/A	144,500	108,800
150000 TO 249999	2	80.43	80.43	79.89	15.28	100.67	68.14	92.71	N/A	230,000	183,750
250000 TO 499999	1	68.18	68.18	68.18			68.18	68.18	N/A	606,000	413,160
ALL _____											
	6	70.36	74.39	73.38	9.64	101.38	66.51	92.71	66.51 to 92.71	235,461	172,780

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2004 to 06/30/2006 Posted Before: 01/19/2007

NUMBER of Sales:	10	MEDIAN:	98	COV:	18.56	95% Median C.I.:	74.92 to 118.84	(! : Derived)
TOTAL Sales Price:	252,600	WGT. MEAN:	94	STD:	18.12	95% Wgt. Mean C.I.:	79.68 to 107.88	
TOTAL Adj.Sales Price:	252,600	MEAN:	98	AVG.ABS.DEV:	14.88	95% Mean C.I.:	84.66 to 110.58	
TOTAL Assessed Value:	236,885							
AVG. Adj. Sales Price:	25,260	COD:	15.23	MAX Sales Ratio:	125.90			
AVG. Assessed Value:	23,688	PRD:	104.10	MIN Sales Ratio:	69.89			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/04 TO 09/30/04	1	125.90	125.90	125.90			125.90	125.90	N/A	36,000	45,325
10/01/04 TO 12/31/04											
01/01/05 TO 03/31/05	1	69.89	69.89	69.89			69.89	69.89	N/A	28,500	19,920
04/01/05 TO 06/30/05	2	83.47	83.47	83.49	10.25	99.98	74.92	92.03	N/A	25,050	20,915
07/01/05 TO 09/30/05	5	103.40	98.93	93.18	7.26	106.17	87.08	107.52	N/A	26,650	24,833
10/01/05 TO 12/31/05											
01/01/06 TO 03/31/06	1	118.84	118.84	118.84			118.84	118.84	N/A	4,750	5,645
04/01/06 TO 06/30/06											
<u>Study Years</u>											
07/01/04 TO 06/30/05	4	83.47	90.69	93.43	21.90	97.06	69.89	125.90	N/A	28,650	26,768
07/01/05 TO 06/30/06	6	105.14	102.25	94.07	8.40	108.70	87.08	118.84	87.08 to 118.84	23,000	21,635
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	8	90.91	91.44	87.76	12.12	104.19	69.89	107.52	69.89 to 107.52	26,481	23,239
<u>ALL</u>											
	10	97.72	97.62	93.78	15.23	104.10	69.89	125.90	74.92 to 118.84	25,260	23,688

ASSESSOR LOCATION										Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
ARTHUR	10	97.72	97.62	93.78	15.23	104.10	69.89	125.90	74.92 to 118.84	25,260	23,688
<u>ALL</u>											
	10	97.72	97.62	93.78	15.23	104.10	69.89	125.90	74.92 to 118.84	25,260	23,688

LOCATIONS: URBAN, SUBURBAN & RURAL										Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	9	103.40	98.49	96.03	14.53	102.57	69.89	125.90	74.92 to 118.84	17,955	17,242
2	1	89.78	89.78	89.78			89.78	89.78	N/A	91,000	81,700
<u>ALL</u>											
	10	97.72	97.62	93.78	15.23	104.10	69.89	125.90	74.92 to 118.84	25,260	23,688

STATUS: IMPROVED, UNIMPROVED & IOLL										Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	10	97.72	97.62	93.78	15.23	104.10	69.89	125.90	74.92 to 118.84	25,260	23,688
<u>ALL</u>											
	10	97.72	97.62	93.78	15.23	104.10	69.89	125.90	74.92 to 118.84	25,260	23,688

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2004 to 06/30/2006 Posted Before: 01/19/2007

NUMBER of Sales:	10	MEDIAN:	98	COV:	18.56	95% Median C.I.:	74.92 to 118.84	(! : Derived)
TOTAL Sales Price:	252,600	WGT. MEAN:	94	STD:	18.12	95% Wgt. Mean C.I.:	79.68 to 107.88	
TOTAL Adj.Sales Price:	252,600	MEAN:	98	AVG.ABS.DEV:	14.88	95% Mean C.I.:	84.66 to 110.58	
TOTAL Assessed Value:	236,885							
AVG. Adj. Sales Price:	25,260	COD:	15.23	MAX Sales Ratio:	125.90			
AVG. Assessed Value:	23,688	PRD:	104.10	MIN Sales Ratio:	69.89			

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	7	89.78	92.35	92.54	14.78	99.79	69.89	125.90	69.89 to 125.90	33,228	30,750
06											
07	3	107.52	109.92	108.15	4.79	101.64	103.40	118.84	N/A	6,666	7,210
ALL	10	97.72	97.62	93.78	15.23	104.10	69.89	125.90	74.92 to 118.84	25,260	23,688

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
03-0500	10	97.72	97.62	93.78	15.23	104.10	69.89	125.90	74.92 to 118.84	25,260	23,688
NonValid School											
ALL	10	97.72	97.62	93.78	15.23	104.10	69.89	125.90	74.92 to 118.84	25,260	23,688

YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	1	92.03	92.03	92.03			92.03	92.03	N/A	25,100	23,100
Prior TO 1860											
1860 TO 1899											
1900 TO 1919											
1920 TO 1939	4	81.00	84.69	80.91	15.17	104.68	69.89	106.87	N/A	20,125	16,282
1940 TO 1949											
1950 TO 1959	1	125.90	125.90	125.90			125.90	125.90	N/A	36,000	45,325
1960 TO 1969	1	103.40	103.40	103.40			103.40	103.40	N/A	10,000	10,340
1970 TO 1979	2	113.18	113.18	112.90	5.00	100.25	107.52	118.84	N/A	5,000	5,645
1980 TO 1989	1	89.78	89.78	89.78			89.78	89.78	N/A	91,000	81,700
1990 TO 1994											
1995 TO 1999											
2000 TO Present											
ALL	10	97.72	97.62	93.78	15.23	104.10	69.89	125.90	74.92 to 118.84	25,260	23,688

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2004 to 06/30/2006 Posted Before: 01/19/2007

NUMBER of Sales:	10	MEDIAN:	98	COV:	18.56	95% Median C.I.:	74.92 to 118.84	(! : Derived)
TOTAL Sales Price:	252,600	WGT. MEAN:	94	STD:	18.12	95% Wgt. Mean C.I.:	79.68 to 107.88	
TOTAL Adj.Sales Price:	252,600	MEAN:	98	AVG.ABS.DEV:	14.88	95% Mean C.I.:	84.66 to 110.58	
TOTAL Assessed Value:	236,885							
AVG. Adj. Sales Price:	25,260	COD:	15.23	MAX Sales Ratio:	125.90			
AVG. Assessed Value:	23,688	PRD:	104.10	MIN Sales Ratio:	69.89			

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	1	118.84	118.84	118.84			118.84	118.84	N/A	4,750	5,645
5000 TO 9999	1	107.52	107.52	107.52			107.52	107.52	N/A	5,250	5,645
Total \$ _____											
1 TO 9999	2	113.18	113.18	112.90	5.00	100.25	107.52	118.84	N/A	5,000	5,645
10000 TO 29999	6	89.56	89.03	85.27	13.10	104.41	69.89	106.87	69.89 to 106.87	19,266	16,428
30000 TO 59999	1	125.90	125.90	125.90			125.90	125.90	N/A	36,000	45,325
60000 TO 99999	1	89.78	89.78	89.78			89.78	89.78	N/A	91,000	81,700
ALL _____											
	10	97.72	97.62	93.78	15.23	104.10	69.89	125.90	74.92 to 118.84	25,260	23,688

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
5000 TO 9999	2	113.18	113.18	112.90	5.00	100.25	107.52	118.84	N/A	5,000	5,645
Total \$ _____											
1 TO 9999	2	113.18	113.18	112.90	5.00	100.25	107.52	118.84	N/A	5,000	5,645
10000 TO 29999	6	89.56	89.03	85.27	13.10	104.41	69.89	106.87	69.89 to 106.87	19,266	16,428
30000 TO 59999	1	125.90	125.90	125.90			125.90	125.90	N/A	36,000	45,325
60000 TO 99999	1	89.78	89.78	89.78			89.78	89.78	N/A	91,000	81,700
ALL _____											
	10	97.72	97.62	93.78	15.23	104.10	69.89	125.90	74.92 to 118.84	25,260	23,688

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
10	5	103.40	97.35	85.95	13.42	113.26	69.89	118.84	N/A	12,100	10,400
20	4	99.45	99.93	102.06	16.55	97.91	74.92	125.90	N/A	25,275	25,796
30	1	89.78	89.78	89.78			89.78	89.78	N/A	91,000	81,700
ALL _____											
	10	97.72	97.62	93.78	15.23	104.10	69.89	125.90	74.92 to 118.84	25,260	23,688

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
100	2	113.18	113.18	112.90	5.00	100.25	107.52	118.84	N/A	5,000	5,645
101	7	92.03	97.14	96.06	13.10	101.12	74.92	125.90	74.92 to 125.90	30,585	29,382
104	1	69.89	69.89	69.89			69.89	69.89	N/A	28,500	19,920
ALL _____											
	10	97.72	97.62	93.78	15.23	104.10	69.89	125.90	74.92 to 118.84	25,260	23,688

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2004 to 06/30/2006 Posted Before: 01/19/2007

NUMBER of Sales:	10	MEDIAN:	98	COV:	18.56	95% Median C.I.:	74.92 to 118.84	(!: Derived)
TOTAL Sales Price:	252,600	WGT. MEAN:	94	STD:	18.12	95% Wgt. Mean C.I.:	79.68 to 107.88	
TOTAL Adj.Sales Price:	252,600	MEAN:	98	AVG.ABS.DEV:	14.88	95% Mean C.I.:	84.66 to 110.58	
TOTAL Assessed Value:	236,885							
AVG. Adj. Sales Price:	25,260	COD:	15.23	MAX Sales Ratio:	125.90			
AVG. Assessed Value:	23,688	PRD:	104.10	MIN Sales Ratio:	69.89			

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CONDITION											
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
20	1	87.08	87.08	87.08			87.08	87.08	N/A	12,000	10,450
25	2	112.86	112.86	109.75	5.30	102.83	106.87	118.84	N/A	9,875	10,837
30	7	92.03	94.78	92.71	15.87	102.22	69.89	125.90	69.89 to 125.90	31,550	29,251
<u>ALL</u>	<u>10</u>	<u>97.72</u>	<u>97.62</u>	<u>93.78</u>	<u>15.23</u>	<u>104.10</u>	<u>69.89</u>	<u>125.90</u>	<u>74.92 to 118.84</u>	<u>25,260</u>	<u>23,688</u>

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2003 to 06/30/2006 Posted Before: 01/19/2007

NUMBER of Sales:	3	MEDIAN:	93	COV:	24.15	95% Median C.I.:	N/A	(!: Derived)
TOTAL Sales Price:	14,750	WGT. MEAN:	93	STD:	24.33	95% Wgt. Mean C.I.:	N/A	
TOTAL Adj.Sales Price:	14,750	MEAN:	101	AVG.ABS.DEV:	15.58	95% Mean C.I.:	40.29 to 161.17	
TOTAL Assessed Value:	13,650							
AVG. Adj. Sales Price:	4,916	COD:	16.77	MAX Sales Ratio:	128.00			
AVG. Assessed Value:	4,550	PRD:	108.85	MIN Sales Ratio:	81.25			

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/03 TO 09/30/03	1	81.25	81.25	81.25			81.25	81.25	N/A	8,000	6,500
10/01/03 TO 12/31/03	1	92.94	92.94	92.94			92.94	92.94	N/A	4,250	3,950
01/01/04 TO 03/31/04											
04/01/04 TO 06/30/04											
07/01/04 TO 09/30/04	1	128.00	128.00	128.00			128.00	128.00	N/A	2,500	3,200
10/01/04 TO 12/31/04											
01/01/05 TO 03/31/05											
04/01/05 TO 06/30/05											
07/01/05 TO 09/30/05											
10/01/05 TO 12/31/05											
01/01/06 TO 03/31/06											
04/01/06 TO 06/30/06											
<u>Study Years</u>											
07/01/03 TO 06/30/04	2	87.10	87.10	85.31	6.71	102.10	81.25	92.94	N/A	6,125	5,225
07/01/04 TO 06/30/05	1	128.00	128.00	128.00			128.00	128.00	N/A	2,500	3,200
07/01/05 TO 06/30/06											
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	1	128.00	128.00	128.00			128.00	128.00	N/A	2,500	3,200
01/01/05 TO 12/31/05											
<u>ALL</u>											
	3	92.94	100.73	92.54	16.77	108.85	81.25	128.00	N/A	4,916	4,550

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
ARTHUR	3	92.94	100.73	92.54	16.77	108.85	81.25	128.00	N/A	4,916	4,550
<u>ALL</u>											
	3	92.94	100.73	92.54	16.77	108.85	81.25	128.00	N/A	4,916	4,550

LOCATIONS: URBAN, SUBURBAN & RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	3	92.94	100.73	92.54	16.77	108.85	81.25	128.00	N/A	4,916	4,550
<u>ALL</u>											
	3	92.94	100.73	92.54	16.77	108.85	81.25	128.00	N/A	4,916	4,550

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2003 to 06/30/2006 Posted Before: 01/19/2007

NUMBER of Sales:	3	MEDIAN:	93	COV:	24.15	95% Median C.I.:	N/A	(!: Derived)
TOTAL Sales Price:	14,750	WGT. MEAN:	93	STD:	24.33	95% Wgt. Mean C.I.:	N/A	
TOTAL Adj.Sales Price:	14,750	MEAN:	101	AVG.ABS.DEV:	15.58	95% Mean C.I.:	40.29 to 161.17	
TOTAL Assessed Value:	13,650							
AVG. Adj. Sales Price:	4,916	COD:	16.77	MAX Sales Ratio:	128.00			
AVG. Assessed Value:	4,550	PRD:	108.85	MIN Sales Ratio:	81.25			

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STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	2	87.10	87.10	85.31	6.71	102.10	81.25	92.94	N/A	6,125	5,225
2	1	128.00	128.00	128.00			128.00	128.00	N/A	2,500	3,200
ALL	3	92.94	100.73	92.54	16.77	108.85	81.25	128.00	N/A	4,916	4,550

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
03-0500	3	92.94	100.73	92.54	16.77	108.85	81.25	128.00	N/A	4,916	4,550
NonValid School											
ALL	3	92.94	100.73	92.54	16.77	108.85	81.25	128.00	N/A	4,916	4,550

YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	1	128.00	128.00	128.00			128.00	128.00	N/A	2,500	3,200
Prior TO 1860											
1860 TO 1899											
1900 TO 1919											
1920 TO 1939	2	87.10	87.10	85.31	6.71	102.10	81.25	92.94	N/A	6,125	5,225
1940 TO 1949											
1950 TO 1959											
1960 TO 1969											
1970 TO 1979											
1980 TO 1989											
1990 TO 1994											
1995 TO 1999											
2000 TO Present											
ALL	3	92.94	100.73	92.54	16.77	108.85	81.25	128.00	N/A	4,916	4,550

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	2	110.47	110.47	105.93	15.87	104.29	92.94	128.00	N/A	3,375	3,575
5000 TO 9999	1	81.25	81.25	81.25			81.25	81.25	N/A	8,000	6,500
Total \$											
1 TO 9999	3	92.94	100.73	92.54	16.77	108.85	81.25	128.00	N/A	4,916	4,550
ALL	3	92.94	100.73	92.54	16.77	108.85	81.25	128.00	N/A	4,916	4,550

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2003 to 06/30/2006 Posted Before: 01/19/2007

NUMBER of Sales:	3	MEDIAN:	93	COV:	24.15	95% Median C.I.:	N/A	(!: Derived)
TOTAL Sales Price:	14,750	WGT. MEAN:	93	STD:	24.33	95% Wgt. Mean C.I.:	N/A	
TOTAL Adj.Sales Price:	14,750	MEAN:	101	AVG.ABS.DEV:	15.58	95% Mean C.I.:	40.29 to 161.17	
TOTAL Assessed Value:	13,650							
AVG. Adj. Sales Price:	4,916	COD:	16.77	MAX Sales Ratio:	128.00			
AVG. Assessed Value:	4,550	PRD:	108.85	MIN Sales Ratio:	81.25			

Printed: 02/17/2007 12:54:13

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	2	110.47	110.47	105.93	15.87	104.29	92.94	128.00	N/A	3,375	3,575
5000 TO 9999	1	81.25	81.25	81.25			81.25	81.25	N/A	8,000	6,500
Total \$											
1 TO 9999	3	92.94	100.73	92.54	16.77	108.85	81.25	128.00	N/A	4,916	4,550
ALL	3	92.94	100.73	92.54	16.77	108.85	81.25	128.00	N/A	4,916	4,550

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1	128.00	128.00	128.00			128.00	128.00	N/A	2,500	3,200
10	2	87.10	87.10	85.31	6.71	102.10	81.25	92.94	N/A	6,125	5,225
ALL	3	92.94	100.73	92.54	16.77	108.85	81.25	128.00	N/A	4,916	4,550

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	3	92.94	100.73	92.54	16.77	108.85	81.25	128.00	N/A	4,916	4,550
ALL	3	92.94	100.73	92.54	16.77	108.85	81.25	128.00	N/A	4,916	4,550

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02											
03	3	92.94	100.73	92.54	16.77	108.85	81.25	128.00	N/A	4,916	4,550
04											
ALL	3	92.94	100.73	92.54	16.77	108.85	81.25	128.00	N/A	4,916	4,550

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified
 Date Range: 07/01/2003 to 06/30/2006 Posted Before: 01/19/2007

NUMBER of Sales:	6	MEDIAN:	64	COV:	13.20	95% Median C.I.:	61.25 to 84.82
(AgLand) TOTAL Sales Price:	1,412,768	WGT. MEAN:	67	STD:	8.99	95% Wgt. Mean C.I.:	57.23 to 77.13
(AgLand) TOTAL Adj.Sales Price:	1,412,768	MEAN:	68	AVG.ABS.DEV:	6.05	95% Mean C.I.:	58.67 to 77.54
(AgLand) TOTAL Assessed Value:	949,105						
AVG. Adj. Sales Price:	235,461	COD:	9.39	MAX Sales Ratio:	84.82		
AVG. Assessed Value:	158,184	PRD:	101.37	MIN Sales Ratio:	61.25		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
____Qrtrs____	_____										
07/01/03 TO 09/30/03											
10/01/03 TO 12/31/03											
01/01/04 TO 03/31/04											
04/01/04 TO 06/30/04											
07/01/04 TO 09/30/04	2	61.84	61.84	62.19	0.95	99.43	61.25	62.42	N/A	148,884	92,592
10/01/04 TO 12/31/04											
01/01/05 TO 03/31/05											
04/01/05 TO 06/30/05	3	66.26	71.19	68.11	11.23	104.53	62.50	84.82	N/A	325,333	221,573
07/01/05 TO 09/30/05											
10/01/05 TO 12/31/05											
01/01/06 TO 03/31/06											
04/01/06 TO 06/30/06	1	71.37	71.37	71.37			71.37	71.37	N/A	139,000	99,200
____Study Years____	_____										
07/01/03 TO 06/30/04											
07/01/04 TO 06/30/05	5	62.50	67.45	66.72	8.77	101.09	61.25	84.82	N/A	254,753	169,981
07/01/05 TO 06/30/06	1	71.37	71.37	71.37			71.37	71.37	N/A	139,000	99,200
____Calendar Yrs____	_____										
01/01/04 TO 12/31/04	2	61.84	61.84	62.19	0.95	99.43	61.25	62.42	N/A	148,884	92,592
01/01/05 TO 12/31/05	3	66.26	71.19	68.11	11.23	104.53	62.50	84.82	N/A	325,333	221,573
____ALL____	_____										
	6	64.38	68.10	67.18	9.39	101.37	61.25	84.82	61.25 to 84.82	235,461	158,184

GEO CODE / TOWNSHIP #	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1995	1	84.82	84.82	84.82			84.82	84.82	N/A	220,000	186,610
2195	1	61.25	61.25	61.25			61.25	61.25	N/A	57,768	35,385
2197	1	62.42	62.42	62.42			62.42	62.42	N/A	240,000	149,800
2275	1	62.50	62.50	62.50			62.50	62.50	N/A	606,000	378,720
2277	2	68.82	68.82	68.72	3.71	100.14	66.26	71.37	N/A	144,500	99,295
____ALL____	_____										
	6	64.38	68.10	67.18	9.39	101.37	61.25	84.82	61.25 to 84.82	235,461	158,184

AREA (MARKET)	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	6	64.38	68.10	67.18	9.39	101.37	61.25	84.82	61.25 to 84.82	235,461	158,184
____ALL____	_____										
	6	64.38	68.10	67.18	9.39	101.37	61.25	84.82	61.25 to 84.82	235,461	158,184

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

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(AgLand) TOTAL Assessed Value:	949,105						
AVG. Adj. Sales Price:	235,461	COD:	9.39	MAX Sales Ratio:	84.82		
AVG. Assessed Value:	158,184	PRD:	101.37	MIN Sales Ratio:	61.25		

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STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
2	6	64.38	68.10	67.18	9.39	101.37	61.25	84.82	61.25 to 84.82	235,461	158,184
ALL	6	64.38	68.10	67.18	9.39	101.37	61.25	84.82	61.25 to 84.82	235,461	158,184

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
03-0500	6	64.38	68.10	67.18	9.39	101.37	61.25	84.82	61.25 to 84.82	235,461	158,184
NonValid School											
ALL	6	64.38	68.10	67.18	9.39	101.37	61.25	84.82	61.25 to 84.82	235,461	158,184

ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
180.01 TO 330.00	1	61.25	61.25	61.25			61.25	61.25	N/A	57,768	35,385
330.01 TO 650.00	2	68.82	68.82	68.72	3.71	100.14	66.26	71.37	N/A	144,500	99,295
650.01 +	3	62.50	69.91	67.09	11.95	104.22	62.42	84.82	N/A	355,333	238,376
ALL	6	64.38	68.10	67.18	9.39	101.37	61.25	84.82	61.25 to 84.82	235,461	158,184

MAJORITY LAND USE > 95%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
GRASS	6	64.38	68.10	67.18	9.39	101.37	61.25	84.82	61.25 to 84.82	235,461	158,184
ALL	6	64.38	68.10	67.18	9.39	101.37	61.25	84.82	61.25 to 84.82	235,461	158,184

MAJORITY LAND USE > 80%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
GRASS	6	64.38	68.10	67.18	9.39	101.37	61.25	84.82	61.25 to 84.82	235,461	158,184
ALL	6	64.38	68.10	67.18	9.39	101.37	61.25	84.82	61.25 to 84.82	235,461	158,184

MAJORITY LAND USE > 50%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
GRASS	6	64.38	68.10	67.18	9.39	101.37	61.25	84.82	61.25 to 84.82	235,461	158,184
ALL	6	64.38	68.10	67.18	9.39	101.37	61.25	84.82	61.25 to 84.82	235,461	158,184

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
Total \$ _____											
30000 TO 59999	1	61.25	61.25	61.25			61.25	61.25	N/A	57,768	35,385
100000 TO 149999	1	71.37	71.37	71.37			71.37	71.37	N/A	139,000	99,200
150000 TO 249999	3	66.26	71.17	71.44	11.27	99.61	62.42	84.82	N/A	203,333	145,266
500000 +	1	62.50	62.50	62.50			62.50	62.50	N/A	606,000	378,720
ALL											
	6	64.38	68.10	67.18	9.39	101.37	61.25	84.82	61.25 to 84.82	235,461	158,184

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
Total \$ _____											
30000 TO 59999	1	61.25	61.25	61.25			61.25	61.25	N/A	57,768	35,385
60000 TO 99999	2	68.82	68.82	68.72	3.71	100.14	66.26	71.37	N/A	144,500	99,295
100000 TO 149999	1	62.42	62.42	62.42			62.42	62.42	N/A	240,000	149,800
150000 TO 249999	1	84.82	84.82	84.82			84.82	84.82	N/A	220,000	186,610
250000 TO 499999	1	62.50	62.50	62.50			62.50	62.50	N/A	606,000	378,720
ALL											
	6	64.38	68.10	67.18	9.39	101.37	61.25	84.82	61.25 to 84.82	235,461	158,184

2007 Assessment Survey for Arthur County
March 1, 2007

I. General Information

A. Staffing and Funding Information

- 1. Deputy(ies) on staff:** 0
- 2. Appraiser(s) on staff:** 0
- 3. Other full-time employees:** 0
- 4. Other part-time employees:** 0
- 5. Number of shared employees:** One part-time employee is shared with the County Treasurer.
- 6. Assessor's requested budget for current fiscal year:** \$6,500
- 7. Part of the budget that is dedicated to the computer system:** \$3,500
- 8. Adopted budget, or granted budget if different from above:** N/A
- 9. Amount of total budget set aside for appraisal work:** \$1,250
- 10. Amount of the total budget set aside for education/workshops:** \$850
- 11. Appraisal/Reappraisal budget, if not part of the total budget:** None
- 12. Other miscellaneous funds:** \$900
- 13. Total budget:** \$6,500
 - a. Was any of last year's budget not used?** Yes, \$2,411.20

B. Residential Appraisal Information

(Includes Urban, Suburban and Rural Residential)

- 1. Data collection done by:** The Assessor and part-time lister
- 2. Valuation done by:** Assessor
- 3. Pickup work done by:** The Assessor and part-time lister

Property Type	# of Permits	# Of Info. Statements	Other	Total
Residential	4	0	0	4

4. **What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?** June/2001
5. **What was the last year the depreciation schedule for this property class was developed using market-derived information?** 2003
6. **What was the last year that the Market or Sales Comparison Approach was used to estimate the market value of the properties in this class?** The County Assessor uses a mass appraisal system which commonly does not involve enough sales to review properties with a Sales Comparison Approach.
7. **Number of market areas/neighborhoods for this property class:** 1
8. **How are these defined?** By the unincorporated village limits of Arthur
9. **Is “Assessor Location” a usable valuation identity?** Yes
10. **Does the assessor location “suburban” mean something other than rural residential?** No
11. **Are the county’s ag residential and rural residential improvements classified and valued in the same manner?** Yes

C. Commercial/Industrial Appraisal Information

1. **Data collection done by:** The Assessor and part-time lister
2. **Valuation done by:** Assessor
3. **Pickup work done by whom:** The Assessor and part-time lister

Property Type	# of Permits	# Of Info. Statements	Other	Total
Commercial	0	0	0	0

4. **What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?** 2001

5. **When was the last time the depreciation schedule for this property class or any subclass was developed using market-derived information?** 2003
6. **When was the last time that the Income Approach was used to estimate or establish the market value of the properties in this class?** The income/expense information is typically not available for very few sales in Arthur County.
7. **When was the last time that the Market or Sales Comparison Approach was used to estimate the market value of the properties in this class?** N/A
8. **Number of market areas/neighborhoods for this property class?** 1
9. **How are these defined?** The entire county is included in one market area.
10. **Is “Assessor Location” a usable valuation identity?** Yes
11. **Does the assessor location “suburban” mean something other than rural commercial?** No

D. Agricultural Appraisal Information

1. **Data collection done by:** The Assessor and part-time lister
2. **Valuation done by:** Assessor
3. **Pickup work done by whom:** The Assessor and part-time lister

Property Type	# of Permits	# Of Info. Statements	Other	Total
Agricultural	0	0	0	0

4. **Does the county have a written policy or written standards to specifically define agricultural land versus rural residential acreages?** No

How is your agricultural land defined? By the primary use of the property

5. **When was the last date that the Income Approach was used to estimate or establish the market value of the properties in this class?** N/A
6. **What is the date of the soil survey currently used?** 1977
7. **What date was the last countywide land use study completed?** 2006
 - a. **By what method? (Physical inspection, FSA maps, etc.)**

FSA maps are reviewed and updated for irrigated land use, there is no dry land in Arthur County.

b. By whom? Assessor

c. What proportion is complete / implemented at this time? 100%

8. Number of market areas/neighborhoods for this property class: 1

9. How are these defined? The entire county is one market area by county boundaries.

10. Has the county implemented (or is in the process of implementing) special valuation for agricultural land within the county? No

E. Computer, Automation Information and GIS

1. Administrative software: MIPS

2. CAMA software: MIPS

3. Cadastral maps: Are they currently being used? Yes

a. Who maintains the Cadastral Maps? Assessor

4. Does the county have GIS software? No

a. Who maintains the GIS software and maps? N/A

4. Personal Property software: MIPS

F. Zoning Information

1. Does the county have zoning? Yes

a. If so, is the zoning countywide? No

b. What municipalities in the county are zoned? None

c. When was zoning implemented? The zoning was implemented in 1999 except the unincorporated village of Arthur.

G. Contracted Services

1. Appraisal Services: Stanard Appraisal Services are hired on a as needed basis.

2. Other Services: MIPS

H. Additional comments or further explanations on any item from A through G:

II. Assessment Actions

2007 Assessment Actions taken to address the following property classes/subclasses:

- 1. Residential-** No overall changes were made to the residential class of property for 2007. The assessor continues to complete the pickup work in a timely manner and review statistical analyses for the equalization process in Arthur County.
- 2. Commercial-** No overall changes were made to the commercial class of property for 2007. The assessor continues to complete the pickup work in a timely manner and review statistical analyses for the equalization process in Arthur County.
- 3. Agricultural-** A review of the agricultural land sales was completed by the County Assessor along with the adjoining Grant County Assessor. The market in Arthur County supported increased grassland values for the subclasses of 4G1 and 4G. The assessor increased 4G1 \$10 per subclass and 4G \$15 per subclass to keep current with the market. Farm site values were also increased for 2007 to \$170 per acre. The irrigated values and 3G grass subclasses remained the same for this current assessment year. All pickup work was timely completed by the county assessor.

County 3 - Arthur

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 1,080	Value 92,869,610	Total Growth 170,620 (Sum 17, 25, & 41)
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Schedule I: Non-Agricultural Records (Res and Rec)

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
1. Res UnImp Land	18	46,960	2	4,855	1	1,530	21	53,345	
2. Res Improv Land	73	293,825	19	80,980	4	13,350	96	388,155	
3. Res Improvements	76	1,978,225	19	821,135	5	246,500	100	3,045,860	
4. Res Total	94	2,319,010	21	906,970	6	261,380	121	3,487,360	60,570
% of Total	77.68	66.49	17.35	26.00	4.95	7.49	11.20	3.75	35.49
5. Rec UnImp Land	0	0	0	0	0	0	0	0	
6. Rec Improv Land	0	0	0	0	0	0	0	0	
7. Rec Improvements	0	0	0	0	0	0	0	0	
8. Rec Total	0	0	0	0	0	0	0	0	0
% of Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Res+Rec Total	94	2,319,010	21	906,970	6	261,380	121	3,487,360	60,570
% of Total	77.68	66.49	17.35	26.00	4.95	7.49	11.20	3.75	35.49

County 3 - Arthur

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 1,080	Value 92,869,610	Total Growth 170,620 (Sum 17, 25, & 41)
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Schedule I: Non-Agricultural Records (Com and Ind)

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
9. Comm UnImp Land	10	21,000	1	3,000	0	0	11	24,000	
10. Comm Improv Land	23	70,095	3	8,870	0	0	26	78,965	
11. Comm Improvements	23	4,286,585	3	106,185	0	0	26	4,392,770	
12. Comm Total	33	4,377,680	4	118,055	0	0	37	4,495,735	0
% of Total	89.18	97.37	10.81	2.62	0.00	0.00	3.42	4.84	0.00
13. Ind UnImp Land	0	0	0	0	0	0	0	0	
14. Ind Improv Land	0	0	0	0	0	0	0	0	
15. Ind Improvements	0	0	0	0	0	0	0	0	
16. Ind Total	0	0	0	0	0	0	0	0	0
% of Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Comm+Ind Total	33	4,377,680	4	118,055	0	0	37	4,495,735	0
% of Total	89.18	97.37	10.81	2.62	0.00	0.00	3.42	4.84	0.00
17. Taxable Total	127	6,696,690	25	1,025,025	6	261,380	158	7,983,095	60,570
% of Total	80.37	83.88	15.82	11.36	3.79	3.27	14.62	8.59	35.49

County 3 - Arthur

2007 County Abstract of Assessment for Real Property, Form 45

Schedule II: Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				0	0	0

Schedule III: Mineral Interest Records

	Urban		SubUrban		Rural	
	Records	Value	Records	Value	Records	Value
23. Mineral Interest-Producing	0	0	0	0	0	0
24. Mineral Interest-Non-Producing	0	0	0	0	0	0
	Total		Growth			
	Records	Value	Records	Value		
23. Mineral Interest-Producing	0	0	0	0		
24. Mineral Interest-Non-Producing	0	0	0	0		
25. Mineral Interest Total	0	0	0	0		

Schedule IV: Exempt Records: Non-Agricultural

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
26. Exempt	0	0	0	0	0	0	0	0

Schedule V: Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	2	37,100	805	68,372,980	807	68,410,080
28. Ag-Improved Land	0	0	1	27,225	114	11,151,510	115	11,178,735
29. Ag-Improvements	0	0	1	46,880	114	5,250,820	115	5,297,700
30. Ag-Total Taxable							922	84,886,515

County 3 - Arthur

2007 County Abstract of Assessment for Real Property, Form 45

Schedule VI: Agricultural Records:

Non-Agricultural Detail	Urban			SubUrban			Growth Value
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.000	0	0	0.000	0	
32. HomeSite Improv Land	0	0.000	0	1	1.000	2,000	
33. HomeSite Improvements	0		0	1		43,875	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.000	0	0	0.000	0	
36. FarmSite Impr Land	0	0.000	0	1	4.000	680	
37. FarmSite Improv	0		0	1		3,005	
38. FarmSite Total							
39. Road & Ditches		0.000			1.000		
40. Other-Non Ag Use		0.000	0		0.000	0	
	Records	Rural Acres	Value	Records	Total Acres	Value	Growth Value
31. HomeSite UnImp Land	7	6.000	12,000	7	6.000	12,000	
32. HomeSite Improv Land	94	94.000	188,000	95	95.000	190,000	
33. HomeSite Improvements	96		3,767,395	97		3,811,270	48,810
34. HomeSite Total				104	101.000	4,013,270	
35. FarmSite UnImp Land	6	18.000	3,060	6	18.000	3,060	
36. FarmSite Impr Land	105	400.000	68,000	106	404.000	68,680	
37. FarmSite Improv	110		1,483,425	111		1,486,430	61,240
38. FarmSite Total				117	422.000	1,558,170	
39. Road & Ditches		1,940.000			1,941.000		
40. Other-Non Ag Use		0.000	0		0.000	0	
41. Total Section VI				221	2,464.000	5,571,440	110,050

Schedule VII: Agricultural Records:

Ag Land Detail-Game & Parks	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.000	0	0	0.000	0
	Records	Rural Acres	Value	Records	Total Acres	Value
42. Game & Parks	0	0.000	0	0	0.000	0

Schedule VIII: Agricultural Records:

Special Value	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.000	0	0	0.000	0
44. Recapture Val			0			0
	Records	Rural Acres	Value	Records	Total Acres	Value
43. Special Value	0	0.000	0	0	0.000	0
44. Recapture Val			0			0

County 3 - Arthur

2007 County Abstract of Assessment for Real Property, Form 45

Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 1

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	0.000	0	0.000	0
46. 1A	0.000	0	0.000	0	0.000	0	0.000	0
47. 2A1	0.000	0	0.000	0	0.000	0	0.000	0
48. 2A	0.000	0	0.000	0	0.000	0	0.000	0
49. 3A1	0.000	0	0.000	0	0.000	0	0.000	0
50. 3A	0.000	0	0.000	0	2,544.000	890,400	2,544.000	890,400
51. 4A1	0.000	0	0.000	0	2,825.000	988,750	2,825.000	988,750
52. 4A	0.000	0	0.000	0	6,075.000	2,126,250	6,075.000	2,126,250
53. Total	0.000	0	0.000	0	11,444.000	4,005,400	11,444.000	4,005,400
Dryland:								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	0.000	0	0.000	0	0.000	0
56. 2D1	0.000	0	0.000	0	0.000	0	0.000	0
57. 2D	0.000	0	0.000	0	0.000	0	0.000	0
58. 3D1	0.000	0	0.000	0	0.000	0	0.000	0
59. 3D	0.000	0	0.000	0	0.000	0	0.000	0
60. 4D1	0.000	0	0.000	0	0.000	0	0.000	0
61. 4D	0.000	0	0.000	0	0.000	0	0.000	0
62. Total	0.000	0	0.000	0	0.000	0	0.000	0
Grass:								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	0.000	0	0.000	0	0.000	0
65. 2G1	0.000	0	0.000	0	0.000	0	0.000	0
66. 2G	0.000	0	0.000	0	0.000	0	0.000	0
67. 3G1	0.000	0	0.000	0	0.000	0	0.000	0
68. 3G	0.000	0	0.000	0	15,694.000	2,824,920	15,694.000	2,824,920
69. 4G1	0.000	0	0.000	0	24,886.000	4,230,620	24,886.000	4,230,620
70. 4G	0.000	0	362.630	61,645	400,888.732	68,151,080	401,251.362	68,212,725
71. Total	0.000	0	362.630	61,645	441,468.732	75,206,620	441,831.362	75,268,265
72. Waste	0.000	0	0.000	0	4,141.000	41,410	4,141.000	41,410
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.000		0.000		0.000		0.000	
75. Total	0.000	0	362.630	61,645	457,053.732	79,253,430	457,416.362	79,315,075

Schedule X: Agricultural Records: AgLand Market Area Totals

AgLand	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76.Irrigated	0.000	0	0.000	0	11,444.000	4,005,400	11,444.000	4,005,400
77.Dry Land	0.000	0	0.000	0	0.000	0	0.000	0
78.Grass	0.000	0	362.630	61,645	441,468.732	75,206,620	441,831.362	75,268,265
79.Waste	0.000	0	0.000	0	4,141.000	41,410	4,141.000	41,410
80.Other	0.000	0	0.000	0	0.000	0	0.000	0
81.Exempt	0.000	0	0.000	0	0.000	0	0.000	0
82.Total	0.000	0	362.630	61,645	457,053.732	79,253,430	457,416.362	79,315,075

2007 Agricultural Land Detail

County 3 - Arthur

Market Area: 1

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	0.000	0.00%	0	0.00%	0.000
2A1	0.000	0.00%	0	0.00%	0.000
2A	0.000	0.00%	0	0.00%	0.000
3A1	0.000	0.00%	0	0.00%	0.000
3A	2,544.000	22.23%	890,400	22.23%	350.000
4A1	2,825.000	24.69%	988,750	24.69%	350.000
4A	6,075.000	53.08%	2,126,250	53.08%	350.000
Irrigated Total	11,444.000	100.00%	4,005,400	100.00%	350.000

Dry:

1D1	0.000	0.00%	0	0.00%	0.000
1D	0.000	0.00%	0	0.00%	0.000
2D1	0.000	0.00%	0	0.00%	0.000
2D	0.000	0.00%	0	0.00%	0.000
3D1	0.000	0.00%	0	0.00%	0.000
3D	0.000	0.00%	0	0.00%	0.000
4D1	0.000	0.00%	0	0.00%	0.000
4D	0.000	0.00%	0	0.00%	0.000
Dry Total	0.000	0.00%	0	0.00%	0.000

Grass:

1G1	0.000	0.00%	0	0.00%	0.000
1G	0.000	0.00%	0	0.00%	0.000
2G1	0.000	0.00%	0	0.00%	0.000
2G	0.000	0.00%	0	0.00%	0.000
3G1	0.000	0.00%	0	0.00%	0.000
3G	15,694.000	3.55%	2,824,920	3.75%	180.000
4G1	24,886.000	5.63%	4,230,620	5.62%	170.000
4G	401,251.362	90.82%	68,212,725	90.63%	169.999
Grass Total	441,831.362	100.00%	75,268,265	100.00%	170.355

Irrigated Total	11,444.000	2.50%	4,005,400	5.05%	350.000
Dry Total	0.000	0.00%	0	0.00%	0.000
Grass Total	441,831.362	96.59%	75,268,265	94.90%	170.355
Waste	4,141.000	0.91%	41,410	0.05%	10.000
Other	0.000	0.00%	0	0.00%	0.000
Exempt	0.000	0.00%			
Market Area Total	457,416.362	100.00%	79,315,075	100.00%	173.397

As Related to the County as a Whole

Irrigated Total	11,444.000	100.00%	4,005,400	100.00%	
Dry Total	0.000	0.00%	0	0.00%	
Grass Total	441,831.362	100.00%	75,268,265	100.00%	
Waste	4,141.000	100.00%	41,410	100.00%	
Other	0.000	0.00%	0	0.00%	
Exempt	0.000	0.00%			
Market Area Total	457,416.362	100.00%	79,315,075	100.00%	

2007 Agricultural Land Detail

County 3 - Arthur

AgLand	Urban		SubUrban		Rural	
	Acres	Value	Acres	Value	Acres	Value
Irrigated	0.000	0	0.000	0	11,444.000	4,005,400
Dry	0.000	0	0.000	0	0.000	0
Grass	0.000	0	362.630	61,645	441,468.732	75,206,620
Waste	0.000	0	0.000	0	4,141.000	41,410
Other	0.000	0	0.000	0	0.000	0
Exempt	0.000	0	0.000	0	0.000	0
Total	0.000	0	362.630	61,645	457,053.732	79,253,430

AgLand	Total Acres	Total Value	Total Acres	% of Acres*	Total Value	% of Value*	Average Assessed Value*
Irrigated	11,444.000	4,005,400	11,444.000	2.50%	4,005,400	5.05%	350.000
Dry	0.000	0	0.000	0.00%	0	0.00%	0.000
Grass	441,831.362	75,268,265	441,831.362	96.59%	75,268,265	94.90%	170.355
Waste	4,141.000	41,410	4,141.000	0.91%	41,410	0.05%	10.000
Other	0.000	0	0.000	0.00%	0	0.00%	0.000
Exempt	0.000	0	0.000	0.00%	0	0.00%	0.000
Total	457,416.362	79,315,075	457,416.362	100.00%	79,315,075	100.00%	173.397

* Department of Property Assessment & Taxation Calculates

2006 Plan of Assessment for Arthur County
Assessment Years 2007, 2008 and 2009
June 15, 2006

Plan of Assessment Requirements:

Pursuant to Neb. Laws 2005, LB263, Section 9, on or before June 15 of each year, the assessor shall prepare a plan of assessment which describes the assessment actions planned for the next assessment year and two years thereafter. The assessment plan shall indicate classes or subclasses of real property that the county assessor plans to examine during the years contained in the plan of assessment. The plan shall describe all the assessment actions necessary to achieve the levels of value and quality of assessment practices required by law, and the resources necessary to complete those actions. On or before July 31 of each year, the assessor may amend the assessment plan, if necessary, after the budget is approved by the county board. A copy of the plan and any amendments thereto shall be mailed to the Department of Property Assessment and Taxation on or before October 31 each year.

Real Property Assessment Requirements:

All property in the State of Nebraska is subject to property tax unless expressly exempt by Nebraska Constitution, Article VIII, or is permitted by the constitution and enabling legislation adopted by the legislature. The uniform standard for the assessed value of real property for tax purposes is actual value, which is defined by law as “the market value of real property in the ordinary course of trade.” Neb. Rev.Stat.77-112 (Reissue 2003).

Assessment levels required for real property are as follows:

1. 100% of actual value for all classes of real property excluding agricultural and horticultural land;
2. 80% of actual value for agricultural land and horticultural land; and 80% of special value for agricultural and horticultural land which meets the qualifications for special valuation under 77-1344 and 80% of its recapture value as defined in 77-1343 when the land is disqualified for special valuation under 77-1347.

General Description of Real Property in Arthur County

Per the 2006 County Abstract, Arthur County consists of the following real property types:

	Parcels	% of Total Parcels	% of Taxable Value Base
Residential	120	11%	4%
Commercial	37	3%	½%
Agricultural	921	86%	95.5%

Agricultural land - taxable acres 457,110 vacant acres

Other pertinent facts: Of the 457,110 agricultural acres, only a little over 3% is irrigated.

New Property: For assessment year 2006, an estimated 5 building permits will be filed for new construction and additions. Historically, Arthur County does not have much growth.

Current Resources

A. The 2006-2007 budget has not been prepared. Since the time line for filing the assessment plan has changed, I do not know what the budget amount for assessing will be. The county commissioners are trying to run the county as conservative as possible. So I am assuming the budget will remain about the same as 2005-2006 which is approximately \$7000. I do all the administrative reports and valuing the properties myself. I have a CAMA software programs provided by MIPS, Inc. I hire a local person to help with the pick-up work.

B. I am required to get 60 hours of continuing education as set out in REG.71-00602A. Most of the hours are obtained at workshops and meetings. The budget allowance for the county assessor is not large enough for an IAAO Courses.

C. At this time, the county cannot afford new cadastral maps. The old ones are kept current. I don't see the county purchasing new aerials or cadastrals within the next three years.

D. New property record cards for all classes were put into use in 2004.

Current Assessment Procedures for Real Property

- A. Discover, List & Inventory: I am also county clerk. I handle the real estate transfer statements that are filed with the deeds. The ownership is changed on the cadastrals and record cards once the deed is recorded. Building permits are reviewed as well as questionnaires sent to the buyers and sellers. The questionnaires are usually not returned so I make a phone call to the buyer and seller occasionally to obtain information. Sometimes I call the real estate agent if they are involved in a sale.
- B. Data Collection: I sometimes make inspections of property that has sold. More often I visit with the buyer to find the condition and quality of the property they purchased.
- C. Review assessment sales ratio studies before assessment actions: I consistently work with the field liaison on the analysis of the assessment sales ratio studies. I review preliminary statistics to help me determine what the values should be.
- D. Approaches to value: The cost approach to value is the only approach that seems feasible to use in Arthur County.

Notice of value changes were sent out by the 1st of June, 2006. I try to let taxpayers know why there is a major change in value. I publish in the local paper when homestead exemption and personal property schedules are due. I follow up with a reminder by phone.

Level of Value, Quality, and Uniformity for assessment year 2006:

<u>Property Class</u>	<u>Median</u>	<u>COD</u>	<u>PRD</u>
Residential	92.00	21.48	102.61
Commercial	97.00	20.00	106.87
Agricultural	76.00	18.59	106.41

Assessment Actions Planned for Assessment Year 2007

Residential: The sales will be reviewed. Inspections of properties that have sold. Review of the homes in Range 40; Townships 19 & 20 and Also Range 39; Townships 19 and 20. Do pick-up work for residential properties. Work with Stanard Appraisal Services in reviewing lot values and acreage land values. Maintain record cards.

Commercials: There is very little commercial properties in Arthur County. Do pick-up work for commercial properties. Maintain record cards.

Agricultural Land: Sales will be reviewed. I will review the irrigated subclass especially in 2007. I will work with surrounding counties to expand the sales base for Arthur County. Ag land will be physically inspected in Range 39 and 40; Townships 17,18,19 and 20. Do pick-up work on outbuildings on agricultural properties. Maintain record cards and cadastrals.

Assessment Actions Planned for Assessment Year 2008:

Residential: Sales will be reviewed and subject properties inspected. Will implement the new cost tables provided by MIPS/Co. Solutions. Make sure property record cards are updated. Review residential properties within the Village of Arthur. Also do a review for residential properties located in Range 38; Townships 17, 18, 19 and 20. Do pick-up work of residential properties. Maintain record cards. Review lot and acreage land values.

Commercial: Do the pick-up work for any commercial properties that may be constructed. Maintain record cards. Review lot values.

Agricultural Land. Review sales. Work with surrounding counties to expand sales base and try to keep values somewhat consistent with the surrounding counties. Do pick-up work on outbuildings. Inspect land in Range 38; Townships 17,18,19 and 20 . Maintain record cards and cadastrals.

Assessment Actions Planned for Assessment Year 2009:

Residential: Sales will be reviewed and inspected. Review residential properties in Ranges 36 and 37; Townships 17, 18, 19 and 20. Maintain record cards .Complete the pick-up work with the help of a local lister.

Commercial: Do the pick-up work for any commercials that may be constructed or updated. Maintain record cards and cadastrals.

Agricultural Land: Work with the surrounding counties to expand the sales files. Look for changes in use such as from grass to irrigated. Land in Ranges 36 and 37; Townships 17, 18, 19 and 20 will be inspected. Maintain record cards and cadastrals.

Other functions performed by the assessor's office:

1. Record Maintenance, Mapping updates and ownership changes
2. Annually prepare and file the administrative reports required by law/regulation
 - a. Abstracts (Real and Personal Property)
 - b. Assessor Survey
 - c. Sales information to PA&T rosters and annual assessed value update with abstract
 - d. Certification of Value to political subdivisions
 - e. School District Taxable Value Report
 - f. Homestead Exemption Tax Loss Report
 - g. Certificate of Taxes Levied Report
 - h. Report of current values for properties owned by Board of Educational Lands and Funds
 - i. Report all Exempt Property and Taxable Government Owned Property
 - j. Annual Plan of Assessment Report
3. Personal Property; administer annual filing of 116 personal property schedules.
4. Permissive Exemptions; administer annual filings of applications for new or continued exempt use, review and make recommendations to the county board.
5. Taxable Government Owned Property-annual review of government owned property not used for public purpose, send notices of intent to tax, etc.
6. Homestead Exemptions; administer 18 annual filings of applications, approval/denial process, taxpayer notifications and taxpayer assistance.
7. Centrally Assessed-review of valuations as certified by PA&T for public service entities, establish assessment records and tax billing for tax list.
8. Tax Districts and Tax Rates-management of school district and other tax entity boundary changes necessary for correct assessment and tax information; input/review of tax rates used for tax billing process.
9. Tax Lists; prepare and certify tax lists to county treasurer for real property, personal property and centrally assessed.

10. Tax List Corrections-prepare tax list correction documents for county board approval.
11. County Board of Equalization-attend county board of equalization meetings for valuation protests-assemble and provide information.
12. TERC Appeals-prepare information and attend appeal hearings before TERC, defend valuation.
13. Education: attend meetings, workshops, and educational classes to obtain required hours of continuing education to maintain certification.

Conclusion

Arthur County's financial situation is not the most secure. We are using Inheritance Tax Funds to support our General Fund. There will not be an increase in the assessor's budget this year. We have to make do with what we have. Hopefully I will be able to do the functions of the assessor's office with what I have to work with and will be able to maintain the records and physically inspect the county as stated in the assessment plan.

Respectfully submitted:

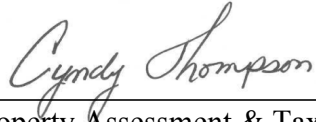
Becky Swanson
Arthur Co. Assessor
06-15-2006

Certification

This is to certify that the 2007 Reports and Opinions of the Property Tax Administrator have been sent to the following:

- Five copies to the Tax Equalization and Review Commission, by hand delivery.
- One copy to the Arthur County County Assessor, by certified mail, return receipt requested, 7005 1160 0001 1213 8013.

Dated this 9th day of April, 2007.



Property Assessment & Taxation